

\$679,000 - 2201 46 Street Se, Calgary

MLS® #A2196394

\$679,000

3 Bedroom, 2.00 Bathroom, 912 sqft
Residential on 0.15 Acres

Forest Lawn, Calgary, Alberta

Attention Developers and builders. 55 x 120 ft Corner lot HGO zoning 5 row homes with 5 legal suites and detached garage. with Approved Development permit. This sleek contemporary looking 5 plex is designed by Faas Architecture. House is currently rented to one tenant. Call for more information

Built in 1959

Essential Information

MLS® #	A2196394
Price	\$679,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2201 46 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta



2201 46th STREET S.E.

DEVELOPMENT PERMIT SET

SEPTEMBER 13, 2024

DRAWING LIST

SP-001	GENERAL NOTES
SP-002	FOUNDATION
SP-003	CONCRETE
SP-004	WOODWORK
SP-005	MECHANICAL
SP-006	ELECTRICAL
SP-007	PLUMBING
SP-008	PAINT
SP-009	LANDSCAPE
SP-010	EXTERIOR FINISHES
SP-011	INTERIOR FINISHES
SP-012	MECHANICAL
SP-013	ELECTRICAL
SP-014	PLUMBING
SP-015	PAINT
SP-016	LANDSCAPE
SP-017	EXTERIOR FINISHES
SP-018	INTERIOR FINISHES
SP-019	MECHANICAL
SP-020	ELECTRICAL
SP-021	PLUMBING
SP-022	PAINT
SP-023	LANDSCAPE
SP-024	EXTERIOR FINISHES
SP-025	INTERIOR FINISHES
SP-026	MECHANICAL
SP-027	ELECTRICAL
SP-028	PLUMBING
SP-029	PAINT
SP-030	LANDSCAPE
SP-031	EXTERIOR FINISHES
SP-032	INTERIOR FINISHES
SP-033	MECHANICAL
SP-034	ELECTRICAL
SP-035	PLUMBING
SP-036	PAINT
SP-037	LANDSCAPE
SP-038	EXTERIOR FINISHES
SP-039	INTERIOR FINISHES
SP-040	MECHANICAL
SP-041	ELECTRICAL
SP-042	PLUMBING
SP-043	PAINT
SP-044	LANDSCAPE
SP-045	EXTERIOR FINISHES
SP-046	INTERIOR FINISHES
SP-047	MECHANICAL
SP-048	ELECTRICAL
SP-049	PLUMBING
SP-050	PAINT
SP-051	LANDSCAPE
SP-052	EXTERIOR FINISHES
SP-053	INTERIOR FINISHES
SP-054	MECHANICAL
SP-055	ELECTRICAL
SP-056	PLUMBING
SP-057	PAINT
SP-058	LANDSCAPE
SP-059	EXTERIOR FINISHES
SP-060	INTERIOR FINISHES
SP-061	MECHANICAL
SP-062	ELECTRICAL
SP-063	PLUMBING
SP-064	PAINT
SP-065	LANDSCAPE
SP-066	EXTERIOR FINISHES
SP-067	INTERIOR FINISHES
SP-068	MECHANICAL
SP-069	ELECTRICAL
SP-070	PLUMBING
SP-071	PAINT
SP-072	LANDSCAPE
SP-073	EXTERIOR FINISHES
SP-074	INTERIOR FINISHES
SP-075	MECHANICAL
SP-076	ELECTRICAL
SP-077	PLUMBING
SP-078	PAINT
SP-079	LANDSCAPE
SP-080	EXTERIOR FINISHES
SP-081	INTERIOR FINISHES
SP-082	MECHANICAL
SP-083	ELECTRICAL
SP-084	PLUMBING
SP-085	PAINT
SP-086	LANDSCAPE
SP-087	EXTERIOR FINISHES
SP-088	INTERIOR FINISHES
SP-089	MECHANICAL
SP-090	ELECTRICAL
SP-091	PLUMBING
SP-092	PAINT
SP-093	LANDSCAPE
SP-094	EXTERIOR FINISHES
SP-095	INTERIOR FINISHES
SP-096	MECHANICAL
SP-097	ELECTRICAL
SP-098	PLUMBING
SP-099	PAINT
SP-100	LANDSCAPE

PROJECT INFORMATION:

LEGAL:	LOT 21 BLOCK 14 PLAN 1000000
MUNICIPAL:	2201 46TH STREET S.E. CALGARY
OWNER:	2201 46TH STREET S.E. CALGARY
DESIGNER:	FAAS ARCHITECTURE
DATE:	SEPTEMBER 13, 2024

FGO BY-LAW REGULATIONS

REGULATIONS:	PERMITTED:
MAXIMUM HEIGHT:	12M
MAXIMUM SETBACK:	1.5M
MAXIMUM FLOOR AREA:	1200 SQ M
MAXIMUM LOT COVERAGE:	100%
MAXIMUM NUMBER OF UNITS:	5
MAXIMUM GROUND COVER:	10%
MAXIMUM OPEN SPACE:	10%
MAXIMUM PARKING:	10%
MAXIMUM STORAGE:	10%
MAXIMUM SIGNAGE:	10%
MAXIMUM FENCE:	1.8M
MAXIMUM WALL:	1.8M
MAXIMUM GATE:	1.8M
MAXIMUM DRIVEWAY:	1.8M
MAXIMUM SIDEWALK:	1.8M
MAXIMUM BIKEWAY:	1.8M
MAXIMUM TRAIL:	1.8M
MAXIMUM PATH:	1.8M
MAXIMUM STAIR:	1.8M
MAXIMUM RAMP:	1.8M
MAXIMUM ESCAPE:	1.8M
MAXIMUM ACCESS:	1.8M
MAXIMUM EGRESS:	1.8M
MAXIMUM EXIT:	1.8M
MAXIMUM ENTRANCE:	1.8M
MAXIMUM DOOR:	1.8M
MAXIMUM WINDOW:	1.8M
MAXIMUM GLASS:	1.8M
MAXIMUM BALCONY:	1.8M
MAXIMUM TERRACE:	1.8M
MAXIMUM PATIO:	1.8M
MAXIMUM DECK:	1.8M
MAXIMUM PORCH:	1.8M
MAXIMUM STAIRWAY:	1.8M
MAXIMUM ELEVATOR:	1.8M
MAXIMUM LIFT:	1.8M
MAXIMUM RAMPWAY:	1.8M
MAXIMUM PLATFORM:	1.8M
MAXIMUM STATION:	1.8M
MAXIMUM TRACK:	1.8M
MAXIMUM TUNNEL:	1.8M
MAXIMUM BRIDGE:	1.8M
MAXIMUM OVERPASS:	1.8M
MAXIMUM UNDERPASS:	1.8M
MAXIMUM VIADUCT:	1.8M
MAXIMUM TRESTLE:	1.8M
MAXIMUM ARCH:	1.8M
MAXIMUM CANTILEVER:	1.8M
MAXIMUM HANGAR:	1.8M
MAXIMUM GARAGE:	1.8M
MAXIMUM SHED:	1.8M
MAXIMUM BARN:	1.8M
MAXIMUM STABLE:	1.8M
MAXIMUM RIG:	1.8M
MAXIMUM TRAILER:	1.8M
MAXIMUM BOAT:	1.8M
MAXIMUM MOTORHOME:	1.8M
MAXIMUM CARAVAN:	1.8M
MAXIMUM TRUCK:	1.8M
MAXIMUM TRACTOR:	1.8M
MAXIMUM GENERATOR:	1.8M
MAXIMUM AIR CONDITIONER:	1.8M
MAXIMUM HEATER:	1.8M
MAXIMUM COOLING UNIT:	1.8M
MAXIMUM FURNACE:	1.8M
MAXIMUM BOILER:	1.8M
MAXIMUM WATER HEATER:	1.8M
MAXIMUM WARMING UNIT:	1.8M
MAXIMUM DRYER:	1.8M
MAXIMUM WASHER DRYER:	1.8M
MAXIMUM DISHWASHER:	1.8M
MAXIMUM REFRIGERATOR:	1.8M
MAXIMUM FREEZER:	1.8M
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Postal Code T2B1K7

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Laminate Counters
Appliances Dishwasher, Electric Stove, Refrigerator
Heating Forced Air
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Corner Lot
Roof Asphalt
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 22nd, 2025
Days on Market 41
Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Central)

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