

\$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 | SECTION 1 - EXISTING |
| SP-003 | SECTION 2 - PROPOSED |
| SP-004 | SECTION 3 - EXISTING |
| SP-005 | SECTION 4 - PROPOSED |
| SP-006 | SECTION 5 - EXISTING |
| SP-007 | SECTION 6 - PROPOSED |
| SP-008 | SECTION 7 - EXISTING |
| SP-009 | SECTION 8 - PROPOSED |
| SP-010 | SECTION 9 - EXISTING |
| SP-011 | SECTION 10 - PROPOSED |
| SP-012 | SECTION 11 - EXISTING |
| SP-013 | SECTION 12 - PROPOSED |
| SP-014 | SECTION 13 - EXISTING |
| SP-015 | SECTION 14 - PROPOSED |
| SP-016 | SECTION 15 - EXISTING |
| SP-017 | SECTION 16 - PROPOSED |
| SP-018 | SECTION 17 - EXISTING |
| SP-019 | SECTION 18 - PROPOSED |
| SP-020 | SECTION 19 - EXISTING |
| SP-021 | SECTION 20 - PROPOSED |
| SP-022 | SECTION 21 - EXISTING |
| SP-023 | SECTION 22 - PROPOSED |
| SP-024 | SECTION 23 - EXISTING |
| SP-025 | SECTION 24 - PROPOSED |
| SP-026 | SECTION 25 - EXISTING |
| SP-027 | SECTION 26 - PROPOSED |
| SP-028 | SECTION 27 - EXISTING |
| SP-029 | SECTION 28 - PROPOSED |
| SP-030 | SECTION 29 - EXISTING |
| SP-031 | SECTION 30 - PROPOSED |
| SP-032 | SECTION 31 - EXISTING |
| SP-033 | SECTION 32 - PROPOSED |
| SP-034 | SECTION 33 - EXISTING |
| SP-035 | SECTION 34 - PROPOSED |
| SP-036 | SECTION 35 - EXISTING |
| SP-037 | SECTION 36 - PROPOSED |
| SP-038 | SECTION 37 - EXISTING |
| SP-039 | SECTION 38 - PROPOSED |
| SP-040 | SECTION 39 - EXISTING |
| SP-041 | SECTION 40 - PROPOSED |
| SP-042 | SECTION 41 - EXISTING |
| SP-043 | SECTION 42 - PROPOSED |
| SP-044 | SECTION 43 - EXISTING |
| SP-045 | SECTION 44 - PROPOSED |
| SP-046 | SECTION 45 - EXISTING |
| SP-047 | SECTION 46 - PROPOSED |
| SP-048 | SECTION 47 - EXISTING |
| SP-049 | SECTION 48 - PROPOSED |
| SP-050 | SECTION 49 - EXISTING |
| SP-051 | SECTION 50 - PROPOSED |
| SP-052 | SECTION 51 - EXISTING |
| SP-053 | SECTION 52 - PROPOSED |
| SP-054 | SECTION 53 - EXISTING |
| SP-055 | SECTION 54 - PROPOSED |
| SP-056 | SECTION 55 - EXISTING |
| SP-057 | SECTION 56 - PROPOSED |
| SP-058 | SECTION 57 - EXISTING |
| SP-059 | SECTION 58 - PROPOSED |
| SP-060 | SECTION 59 - EXISTING |
| SP-061 | SECTION 60 - PROPOSED |
| SP-062 | SECTION 61 - EXISTING |
| SP-063 | SECTION 62 - PROPOSED |
| SP-064 | SECTION 63 - EXISTING |
| SP-065 | SECTION 64 - PROPOSED |
| SP-066 | SECTION 65 - EXISTING |
| SP-067 | SECTION 66 - PROPOSED |
| SP-068 | SECTION 67 - EXISTING |
| SP-069 | SECTION 68 - PROPOSED |
| SP-070 | SECTION 69 - EXISTING |
| SP-071 | SECTION 70 - PROPOSED |
| SP-072 | SECTION 71 - EXISTING |
| SP-073 | SECTION 72 - PROPOSED |
| SP-074 | SECTION 73 - EXISTING |
| SP-075 | SECTION 74 - PROPOSED |
| SP-076 | SECTION 75 - EXISTING |
| SP-077 | SECTION 76 - PROPOSED |
| SP-078 | SECTION 77 - EXISTING |
| SP-079 | SECTION 78 - PROPOSED |
| SP-080 | SECTION 79 - EXISTING |
| SP-081 | SECTION 80 - PROPOSED |
| SP-082 | SECTION 81 - EXISTING |
| SP-083 | SECTION 82 - PROPOSED |
| SP-084 | SECTION 83 - EXISTING |
| SP-085 | SECTION 84 - PROPOSED |
| SP-086 | SECTION 85 - EXISTING |
| SP-087 | SECTION 86 - PROPOSED |
| SP-088 | SECTION 87 - EXISTING |
| SP-089 | SECTION 88 - PROPOSED |
| SP-090 | SECTION 89 - EXISTING |
| SP-091 | SECTION 90 - PROPOSED |
| SP-092 | SECTION 91 - EXISTING |
| SP-093 | SECTION 92 - PROPOSED |
| SP-094 | SECTION 93 - EXISTING |
| SP-095 | SECTION 94 - PROPOSED |
| SP-096 | SECTION 95 - EXISTING |
| SP-097 | SECTION 96 - PROPOSED |
| SP-098 | SECTION 97 - EXISTING |
| SP-099 | SECTION 98 - PROPOSED |
| SP-100 | SECTION 99 - EXISTING |
| SP-101 | SECTION 100 - PROPOSED |

PROJECT INFORMATION:

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

RGO BY-LAW REGULATIONS

| | |
|----------------|-----------|
| REGULATIONS: | PROPOSED: |
| SECTION 10.1: | 1.0M |
| SECTION 10.2: | 1.0M |
| SECTION 10.3: | 1.0M |
| SECTION 10.4: | 1.0M |
| SECTION 10.5: | 1.0M |
| SECTION 10.6: | 1.0M |
| SECTION 10.7: | 1.0M |
| SECTION 10.8: | 1.0M |
| SECTION 10.9: | 1.0M |
| SECTION 10.10: | 1.0M |
| SECTION 10.11: | 1.0M |
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| SECTION 10.41: | 1.0M |
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| SECTION 10.45: | 1.0M |
| SECTION 10.46: | 1.0M |
| SECTION 10.47: | 1.0M |
| SECTION 10.48: | 1.0M |
| SECTION 10.49: | 1.0M |
| SECTION 10.50: | 1.0M |

REGULATIONS:

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| SECTION 10.1: | 1.0M |
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| SECTION 10.4: | 1.0M |
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| SECTION 10.46: | 1.0M |
| SECTION 10.47: | 1.0M |
| SECTION 10.48: | 1.0M |
| SECTION 10.49: | 1.0M |
| SECTION 10.50: | 1.0M |

PROPOSED OVER BUILDING AREA

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|----------|---------------------------|
| FLOOR: | OVER AREA OVER BUILDING |
| AREA: | 200.00 sqm (215.27 sq ft) |
| PERCENT: | 22.22% |
| TOTAL: | 200.00 sqm (215.27 sq ft) |



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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