

\$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:

001	INDEX
010	GENERAL NOTES
020	FOUNDATION
030	CONCRETE
040	WOODWORK
050	MECHANICAL
060	ELECTRICAL
070	PLUMBING
080	PAINT
090	FINISHES
100	LANDSCAPE
110	ASBESTOS ABATEMENT
120	MOISTURE BARRIER
130	SMOKE EXHAUST
140	WATER TIGHTNESS
150	ENERGY EFFICIENCY
160	ACCESSIBILITY
170	ENVIRONMENTAL
180	ASBESTOS ABATEMENT
190	MOISTURE BARRIER
200	SMOKE EXHAUST
210	WATER TIGHTNESS
220	ENERGY EFFICIENCY
230	ACCESSIBILITY
240	ENVIRONMENTAL
250	ASBESTOS ABATEMENT
260	MOISTURE BARRIER
270	SMOKE EXHAUST
280	WATER TIGHTNESS
290	ENERGY EFFICIENCY
300	ACCESSIBILITY
310	ENVIRONMENTAL
320	ASBESTOS ABATEMENT
330	MOISTURE BARRIER
340	SMOKE EXHAUST
350	WATER TIGHTNESS
360	ENERGY EFFICIENCY
370	ACCESSIBILITY
380	ENVIRONMENTAL
390	ASBESTOS ABATEMENT
400	MOISTURE BARRIER
410	SMOKE EXHAUST
420	WATER TIGHTNESS
430	ENERGY EFFICIENCY
440	ACCESSIBILITY
450	ENVIRONMENTAL
460	ASBESTOS ABATEMENT
470	MOISTURE BARRIER
480	SMOKE EXHAUST
490	WATER TIGHTNESS
500	ENERGY EFFICIENCY
510	ACCESSIBILITY
520	ENVIRONMENTAL
530	ASBESTOS ABATEMENT
540	MOISTURE BARRIER
550	SMOKE EXHAUST
560	WATER TIGHTNESS
570	ENERGY EFFICIENCY
580	ACCESSIBILITY
590	ENVIRONMENTAL
600	ASBESTOS ABATEMENT
610	MOISTURE BARRIER
620	SMOKE EXHAUST
630	WATER TIGHTNESS
640	ENERGY EFFICIENCY
650	ACCESSIBILITY
660	ENVIRONMENTAL
670	ASBESTOS ABATEMENT
680	MOISTURE BARRIER
690	SMOKE EXHAUST
700	WATER TIGHTNESS
710	ENERGY EFFICIENCY
720	ACCESSIBILITY
730	ENVIRONMENTAL
740	ASBESTOS ABATEMENT
750	MOISTURE BARRIER
760	SMOKE EXHAUST
770	WATER TIGHTNESS
780	ENERGY EFFICIENCY
790	ACCESSIBILITY
800	ENVIRONMENTAL
810	ASBESTOS ABATEMENT
820	MOISTURE BARRIER
830	SMOKE EXHAUST
840	WATER TIGHTNESS
850	ENERGY EFFICIENCY
860	ACCESSIBILITY
870	ENVIRONMENTAL
880	ASBESTOS ABATEMENT
890	MOISTURE BARRIER
900	SMOKE EXHAUST
910	WATER TIGHTNESS
920	ENERGY EFFICIENCY
930	ACCESSIBILITY
940	ENVIRONMENTAL
950	ASBESTOS ABATEMENT
960	MOISTURE BARRIER
970	SMOKE EXHAUST
980	WATER TIGHTNESS
990	ENERGY EFFICIENCY
1000	ACCESSIBILITY
1010	ENVIRONMENTAL
1020	ASBESTOS ABATEMENT
1030	MOISTURE BARRIER
1040	SMOKE EXHAUST
1050	WATER TIGHTNESS
1060	ENERGY EFFICIENCY
1070	ACCESSIBILITY
1080	ENVIRONMENTAL
1090	ASBESTOS ABATEMENT
1100	MOISTURE BARRIER
1110	SMOKE EXHAUST
1120	WATER TIGHTNESS
1130	ENERGY EFFICIENCY
1140	ACCESSIBILITY
1150	ENVIRONMENTAL
1160	ASBESTOS ABATEMENT
1170	MOISTURE BARRIER
1180	SMOKE EXHAUST
1190	WATER TIGHTNESS
1200	ENERGY EFFICIENCY
1210	ACCESSIBILITY
1220	ENVIRONMENTAL
1230	ASBESTOS ABATEMENT
1240	MOISTURE BARRIER
1250	SMOKE EXHAUST
1260	WATER TIGHTNESS
1270	ENERGY EFFICIENCY
1280	ACCESSIBILITY
1290	ENVIRONMENTAL
1300	ASBESTOS ABATEMENT
1310	MOISTURE BARRIER
1320	SMOKE EXHAUST
1330	WATER TIGHTNESS
1340	ENERGY EFFICIENCY
1350	ACCESSIBILITY
1360	ENVIRONMENTAL
1370	ASBESTOS ABATEMENT
1380	MOISTURE BARRIER
1390	SMOKE EXHAUST
1400	WATER TIGHTNESS
1410	ENERGY EFFICIENCY
1420	ACCESSIBILITY
1430	ENVIRONMENTAL
1440	ASBESTOS ABATEMENT
1450	MOISTURE BARRIER
1460	SMOKE EXHAUST
1470	WATER TIGHTNESS
1480	ENERGY EFFICIENCY
1490	ACCESSIBILITY
1500	ENVIRONMENTAL

PROJECT INFORMATION:

LEGAL:	LOT 21 BLOCK 15 PLAN 20104
MUNICIPAL:	2201 46th STREET S.E.
CITY:	CALGARY
PROJ. NO.:	100-1000-0001
OWNER:	100-1000-0001
DESIGNER:	100-1000-0001
DATE:	100-1000-0001

PROPOSED DRIVE BUILDING AREA

FLOOR:	100-1000-0001
PLAN:	100-1000-0001
SECTION:	100-1000-0001
DATE:	100-1000-0001
SCALE:	100-1000-0001
BY:	100-1000-0001
CHECKED BY:	100-1000-0001
DATE:	100-1000-0001

R200 BY-LAW REGULATIONS

REGULATORY REQUIREMENTS:	PROPOSED:
MAXIMUM HEIGHT:	10M
MINIMUM HEIGHT:	10M
MINIMUM SETBACK:	10M
MINIMUM FRONT SETBACK:	10M
MINIMUM SIDE SETBACK:	10M
MINIMUM REAR SETBACK:	10M

ACCESSORY USE TRACKS

USE CATEGORY:	PROPOSED:
MAX. HEIGHT:	10M
MIN. HEIGHT:	10M
MIN. SETBACK:	10M
MIN. FRONT SETBACK:	10M
MIN. SIDE SETBACK:	10M
MIN. REAR SETBACK:	10M

PERMITTED USES

MAXIMUM HEIGHT:	10M
MINIMUM HEIGHT:	10M
MINIMUM SETBACK:	10M
MINIMUM FRONT SETBACK:	10M
MINIMUM SIDE SETBACK:	10M
MINIMUM REAR SETBACK:	10M

REGULATORY NOTES:

REGULATORY REQUIREMENTS:	PROPOSED:
MAXIMUM HEIGHT:	10M
MINIMUM HEIGHT:	10M
MINIMUM SETBACK:	10M
MINIMUM FRONT SETBACK:	10M
MINIMUM SIDE SETBACK:	10M
MINIMUM REAR SETBACK:	10M

MARKET STUDY

MARKET STUDY:	PROPOSED:
MARKET STUDY:	PROPOSED:
MARKET STUDY:	PROPOSED:
MARKET STUDY:	PROPOSED:
MARKET STUDY:	PROPOSED:
MARKET STUDY:	PROPOSED:

REQUIREMENTS

REQUIREMENTS:	PROPOSED:
REQUIREMENTS:	PROPOSED:
REQUIREMENTS:	PROPOSED:
REQUIREMENTS:	PROPOSED:
REQUIREMENTS:	PROPOSED:
REQUIREMENTS:	PROPOSED:



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 40
Zoning H-GO

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.