# \$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
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

#### **Community Information**

2201 46 Street Se
Forest Lawn
Calgary
Calgary
Alberta

#### 2201 46th STREET S.E.

SEPTEMBER 13, 2024 DRAWING LIST:	PROJECT INFORMATION	H-GO BYLAW REGULATIONS	
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## 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	67
Zoning	H-GO

# **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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