

2201 46 Street, Calgary T2B1K7

| MLS®#: Status: | A2196394 Active | Area: County: | Forest Lawn Calgary | Listing Date: Change: | 02/22/25 None | | \$679,000 m: Fort McMurray | | | |
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| | Chanter in the second s Second second seco Second second sec | | | General In Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat: | ation | Residential Detached Calgary 1959 6,630 sqft Corner Lot Double Garage Deta | <u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: ched | 912 912 | DOM 1 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz: | 3 (2 1) 2.0 (2 0) Bungalow 2 2 |
| | | | | | | Utilities and Feature | 5 | | | |
| Roof: Heating: | Asphalt Forced Air | Construction: Wood Frame | | | | | | | | |
| Sewer: Ext Feat: | Private Yard | Private Yard Flooring: Output Source: Fnd/Bsmt: Poured Concrete | | | | | | | | |
| Kitchen App Int Feat: Utilities: | bl: | | her,Electric Stove,Ro Counters | efrigerator | | | | | | |
| | | | | | | Room Information | | | | |
| <u>Room</u> | | Level Dimensions | | | Room Level Legal/Tax/Financial | | | Dimensions | | |
| Title: Fee Simple | | 6587HM | | Zoning: H-GO | | | | | | |
| Legal Desc: | | 070/ H M | | | | Remarks | | | | |

Pub Rmks:

Inclusions: Property Listed By: 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 na

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



2201 46th STREET S.E.









