

\$646,888 - 2040 46 Street Se, Calgary

MLS® #A2205373

\$646,888

4 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.15 Acres

Forest Lawn, Calgary, Alberta

This is an incredible opportunity for investors, developers, and builders. This rare RC-G zoned, CORNER LOT with a back-lane. The lot measuring 55X120 feet, over 6598 square feet, offering great opportunity to develop a 4-plex, or 8 units, two duplexes with legal suite, row townhouse, and more. This is a prime location, minutes away to International Ave (17 Ave SE) and very close proximity to downtown. Whether, you are looking for a potential build now or hold for future development, this property offers an exceptional chance to live, rent, or invest. This property is a fantastic investment opportunity for developers, investors and builders, whether you are planning to buy, hold, renovate, or explore future infill development, this property gives you a limitless possibilities. Further, this lot features a home with a legal suite, offering immediate rental revenue, rent upstairs, and basement separately. The main floor includes three bedrooms, a full bathroom, a large living room, and basement features a separate entrance, with a kitchen, a one-bedroom, full bathroom, and large flex room. Further, the lot features a single detached garage, fenced backyard, and ample street parking. Don't miss your chance to capitalize on this amazing opportunity, book your showing Now.

Built in 1959

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2205373 |
| Price | \$646,888 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,080 |
| Acres | 0.15 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2040 46 Street Se |
| Subdivision | Forest Lawn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 1L1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, Rectangular Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|------------------------------|
| Construction | Concrete, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 86 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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