

# \$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**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 78               |
| Zoning         | R-CG             |

**Listing Details**

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

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