

# \$679,888 - 2040 46 Street Se, Calgary

MLS® #A2205373

**\$679,888**

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	\$679,888
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	30
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.