

# \$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	48
Zoning	R-CG

**Listing Details**

Listing Office	First Place Realty
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