



2040 46 Street SE
Calgary, Alberta

MLS # A2205373



\$679,888

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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.