

# RESIDENTIAL 4 PLEX 2039-46TH Street SE CALGARY, ALBERTA



## 2039 46 Street Calgary Alberta

\$579,900

55 X 120 FT - CORNER LOT ZONED RC-G in Forest Lawn with APPROVED DP FOR 4PLEX WITH LEGAL SUITES (8 UNITS)! Just 2 blocks from International Avenue! AMAZING INVESTMENT OPPORTUNITY FOR INVESTORS, BUILDERS AND HANDYMEN! You can Buy & Hold or Buy & Develop!!! Existing property on the lot is a bungalow that can be used as a mortgage helper if you want to hold the property. Buy & Develop - Approved for 1 Rowhouse Building with 8 UNITS (4 UNITS WITH LEGAL SUITES)! (id:6769)

Family room 18.08 Ft x 10.92 Ft

Dining room 6.33 Ft x 11.92 Ft

Kitchen 9.83 Ft x 11.92 Ft

4pc Bathroom 4.92 Ft x 8.25 Ft

Bedroom 9.83 Ft x 8.17 Ft

Bedroom 7.50 Ft x 11.25 Ft

Primary Bedroom 10.50 Ft x 11.25 Ft

Sunroom 25.83 Ft x 9.67 Ft

Listing Presented By:



Originally Listed by:  
REAL BROKER

<http://www.sggrealestate.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)