



GRASSROOTS
REALTY GROUP

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2916 17 Street SE
Calgary, Alberta

MLS # A2234875



\$549,000

Division:	Inglewood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,218 sq.ft.	Age:	1913 (112 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Garden		

Heating:	None	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Attention Builders, Developers and Investors! Rare development opportunity in the sought-after community of Inglewood. DP APPROVED for back-to-back duplex including two legal basement suites (4 UNITS). Utilities have been disconnected and the DEMOLITION PERMIT has been APPROVED. Start building this season! Inside of the existing house has been demolished down to the studs, no asbestos to deal with. Located in one of Calgary's most vibrant neighborhoods, just 8 minutes to downtown, close to schools, parks, and the city's top entertainment and shopping districts. Don't miss your chance to build in a prime inner-city location with strong resale or rental potential.