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## 2424 17 Avenue SW Calgary, Alberta

MLS # A2267480



\$699,800

Scarboro/Sunalta West Division: Residential/House Type: Style: Bungalow Size: 1,151 sq.ft. Age: 1952 (73 yrs old) **Beds:** Baths: Garage: **Double Garage Detached** Lot Size: 0.14 Acre Lot Feat: Back Lane

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Linoleum **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: H-GO Stucco, Wood Frame, Wood Siding Foundation: **Poured Concrete Utilities:** 

Features: Ceiling Fan(s), See Remarks, Separate Entrance

Inclusions: Shed

INVESTORS\* DEVELOPERS\* LANDLORDS\* FLIPPERS: This is your chance to secure a prime development site in one of Calgary's most desirable inner-city communities. A charming bungalow with endless potential in one of Calgary's most connected inner-city locations. This 3 bedroom, 2 bath home sits on a 50 x 118 ft lot with H-GO zoning, offering excellent redevelopment or investment opportunities. The property features a fully developed basement suite with a separate entrance. Enjoy the convenience of permitted front parking and back lane access leading to a double detached garage. Perfectly positioned along 17th Ave with quick access to downtown, transit, shops, and restaurants, this property is a rare opportunity for homeowners, investors, or developers alike.