



GRASSROOTS
REALTY GROUP

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2424 17 Avenue SW
Calgary, Alberta

MLS # A2267480



\$689,800

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Scarboro/Sunalta West | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,151 sq.ft. | Age: | 1952 (74 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | H-GO |
| 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 illegal suite in the basement 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.