



GRASSROOTS
REALTY GROUP

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2117 17a Street SW
Calgary, Alberta

MLS # A2268468



\$799,900

Division:	Bankview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,551 sq.ft.	Age:	1912 (113 yrs old)
Beds:	5	Baths:	3
Garage:	Carport		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Wood Windows		

Inclusions: Furnishings negotiable. Total of 3 stoves, 3 refrigerators, 2 washers, 2 dryers and 3 microwaves

FURNISHED Cash Cow Inner City character home with an EPIC city view! So many possibilities... 3 dwellings total including 2 illegal suites, each with separate entrances. STR revenues of over 95k (net of fees & cleaning) through 12 months ending Sept 2025. Versatile configuration allows for many possibilities. Long term, short term, house hack. It's up to you!