



2424 17 Avenue SW
Calgary, Alberta

MLS # A2277184



\$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.