



714 17 Avenue NW
Calgary, Alberta

MLS # A2289247



\$699,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	1941 (85 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Parquet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Refrigerator and Electric Stove in Basement

Opportunity knocks; tremendous potential with this wonderful property; the lot is zoned R-CG and measures 37.5'x120'. This home sits on a prime location with plenty of redevelopment along this street. The property has been well maintained over the years and is currently rented with a long term tenant. This home has two bedrooms on the main floor; hardwood flooring and built in cabinets in the primary bedroom. The home also features an art deco type kitchen with plenty of cabinets for storage. The lower level has a huge furnace/utility room with one bedroom and a large living room. The outdoor space is very private and fenced. There is an oversized single detached garage; but the garage door has been removed and is walled in and converted into a studio space. It is drywalled, insulated and heated. Don't miss out on this one; call for your private viewing today.