



**2916 17 Street SE**  
**Calgary, Alberta**

**MLS # A2290249**



**\$499,000**

|                  |                        |               |                    |
|------------------|------------------------|---------------|--------------------|
| <b>Division:</b> | Inglewood              |               |                    |
| <b>Type:</b>     | Residential/House      |               |                    |
| <b>Style:</b>    | 1 and Half Storey      |               |                    |
| <b>Size:</b>     | 1,217 sq.ft.           | <b>Age:</b>   | 1913 (113 yrs old) |
| <b>Beds:</b>     | 1                      | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Single Garage Detached |               |                    |
| <b>Lot Size:</b> | 0.07 Acre              |               |                    |
| <b>Lot Feat:</b> | City Lot               |               |                    |

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | None            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Other           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks     |                   |      |

**Inclusions:** none

Attention Builders, Developers & Investors! Exceptional DP APPROVED for 4 UNITS, infill opportunity in Inglewood, one of Calgary's most iconic and in-demand inner-city communities. Approved for a back-to-back duplex with two legal basement suites (4 units total), this project is truly shovel-ready. Utilities have been disconnected, the demolition permit is approved, and the interior of the existing home has already been stripped down to the studs &mdash; no asbestos remediation required. Build immediately and capitalize this season. Situated just 8 minutes from downtown, Inglewood is renowned for its vibrant character, strong rental demand, and long-term appreciation. The neighborhood offers an unbeatable lifestyle with river pathways, parks, schools, breweries, boutiques, music venues, and some of Calgary's top restaurants, all within walking distance. Easy access to transit and major roadways further enhances appeal for both end-users and tenants. This is a rare opportunity to develop in a high-barrier, mature inner-city location where new inventory is limited. Ideal for strong resale value, long-term rental hold, or investor exit, in a community that consistently outperforms. Don't miss your chance to build in one of Calgary's most established and sought-after neighborhoods.