



636 17 Avenue NE
Calgary, Alberta

MLS # A2293345



\$699,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,169 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Level, F		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Fantastic opportunity for investors or builders looking for future potential. This property sits on 46.8' x 123' lot zoned R-CG & offers excellent redevelopment possibilities. The home has been cared for over the years & is currently tenant occupied. The main floor offers a classic bungalow layout with two bedrooms, a bright living room, & a good-sized kitchen with space for dining. The finished basement expands the living space with a large recreation room, two additional bedrooms, a 4-piece bathroom, & a laundry area. Outside you'll find a private, fenced yard along with a single detached garage. The property next door at 640 17 Avenue NE is also available, creating a rare opportunity to purchase side-by-side lots in a desirable location.