



714 17 Avenue NW
Calgary, Alberta

MLS # A2300965



\$649,900

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, Back Yard		

Heating:	Forced Air, Natural Gas	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: Basement: Stove and Fridge

37.5' x 120' R-CG zoned lot in the heart of Mount Pleasant, located on a street already seeing significant redevelopment. Whether you're a developer, investor, or looking for a holding property with strong future upside, this is an excellent opportunity. The well-maintained bungalow features 2 bedrooms on the main floor, hardwood flooring, built-in cabinetry in the primary bedroom, and a functional kitchen with ample storage. The fully finished basement includes an illegal suite with a second kitchen, spacious living area, additional bedroom, and a 3-piece bathroom, offering excellent income potential. The single detached garage has been converted into a fully drywalled, insulated, and heated studio space, ideal for a home office, workshop, or creative use. The private, fully fenced backyard adds to the appeal. Don't miss this opportunity, reach out today to book your private showing!