



**4417 17 Avenue SE**  
**Calgary, Alberta**

**MLS # A2141462**



**\$798,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	1952 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MU-1 f4.5h20
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This is a great opportunity for a builder. It is a corner-over-size lot. Zoning MU-1 f4.5h20 The MU-1 district is for commercial and residential uses in street-oriented buildings. The district allows both commercial and residential uses at street level. The City still needs to review your building permit application though. The current tenant has been notified to vacate the property by the end of July 2024. But consider this as land value only. The property and appliances are to be sold in as-is and where-is condition.