



**4307 17 Avenue SW
Calgary, Alberta**

MLS # A2143636



\$739,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	945 sq.ft.	Age:	1954 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot, Treed		

Heating:	Central	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

*****INVESTORS AND BUILDERS***** Golden opportunity for a 65 ft lot in Glendale along side several other sites under construction with multi family homes. Steps to the 45 street LRT station . This lot could easily accommodate a 4 plex or row townhouses with ample back alley access. Home has been repainted inside and out, hardwood floors refinished, new toilets ,new back door , new light fixtures, fridge and stove coming soon. Could easily be a rental while awaiting building permits. Seller has not lived in home so sold as is where is, no warranties. RPR in supplements. Single car garage and room for 3 more vehicles on pad off back alley. Access house through back