

2424 17 Avenue SW  
Calgary, Alberta

MLS # A2267480

\$699,800

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Scarboro/Sunalta West  |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 1,151 sq.ft.           | Age:   | 1952 (73 yrs old) |
| Beds:     | 3                      | Baths: | 2                 |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.14 Acre              |        |                   |
| Lot Feat: | Back Lane              |        |                   |

|             |                                                |            |      |
|-------------|------------------------------------------------|------------|------|
| Heating:    | Forced Air                                     | Water:     | -    |
| Floors:     | Carpet, Linoleum                               | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                | Condo Fee: | -    |
| Basement:   | Full                                           | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame, Wood Siding                | Zoning:    | H-GO |
| Foundation: | Poured Concrete                                | Utilities: | -    |
| Features:   | Ceiling Fan(s), See Remarks, Separate Entrance |            |      |

Inclusions: Shed

INVESTORS\* DEVELOPERS\* LANDLORDS\* FLIPPERS: This is your chance to secure a prime development site in one of Calgary's most desirable inner-city communities. A charming bungalow with endless potential in one of Calgary's most connected inner-city locations. This 3 bedroom, 2 bath home sits on a 50 x 118 ft lot with H-GO zoning, offering excellent redevelopment or investment opportunities. The property features a fully developed basement suite with a separate entrance. Enjoy the convenience of permitted front parking and back lane access leading to a double detached garage. Perfectly positioned along 17th Ave with quick access to downtown, transit, shops, and restaurants, this property is a rare opportunity for homeowners, investors, or developers alike.