

2524 17a Street  
Calgary, Alberta

MLS # A2268043

\$899,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Bankview               |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 1 and Half Storey      |        |                   |
| Size:     | 932 sq.ft.             | Age:   | 1955 (70 yrs old) |
| Beds:     | 2                      | Baths: | 1                 |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.11 Acre              |        |                   |
| Lot Feat: | Back Yard, Front Yard  |        |                   |

|             |                                 |            |      |
|-------------|---------------------------------|------------|------|
| Heating:    | Forced Air                      | Water:     | -    |
| Floors:     | Carpet, Hardwood                | Sewer:     | -    |
| Roof:       | Asphalt Shingle                 | Condo Fee: | -    |
| Basement:   | Full                            | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame, Wood Siding | Zoning:    | R-CG |
| Foundation: | Poured Concrete                 | Utilities: | -    |
| Features:   | Walk-In Closet(s)               |            |      |

Inclusions: NA

INVESTORS!!!! Exceptional redevelopment opportunity in the highly desirable inner city community of Bankview. This property sits on an expansive 50 ft x 100 ft (5,000 sq. ft.) lot perched on the hill, offering breathtaking city views and endless potential for investors, builders, or developers. The location provides the perfect canvas for your next luxury infill, multi unit development, or dream custom home. The existing structure is a teardown, but currently occupied by a tenant who is interested in staying, allowing for holding income while you work through design and permitting stages. Bankview is known for its vibrant character, mature trees, and proximity to downtown Calgary, Marda Loop, and 17th Avenue SW, offering future homeowners a lifestyle of convenience and urban appeal. Property Highlights: 50 ft x 100 ft (5,000 sq. ft.) lot with stunning downtown views, Ideal for redevelopment or long-term investment , Holding income potential with current tenant in place, Situated on a quiet street in a prime inner city location, Minutes to shopping, dining, parks, and transit, This is an outstanding opportunity to secure a premium building site in one of Calgary's most sought after neighborhoods. Whether you're planning your next project or looking for a strategic addition to your portfolio, this property delivers exceptional value and future upside.