

**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.