



# 17241728 17 Avenue Calgary Alberta

\$2,550,000

Land Assembly :This exceptional real estate opportunity, comprising 1718, 1724, and 1728 17 Avenue SW, presents a rare combination of immediate rental income and significant future development potential. With a total square footage of 18,201.77 and a 160-foot-wide expanse along the esteemed 17th Avenue SW, developers and investors are offered a trio of full houses. At 1718 17 Avenue SW, a 60/100 feet corner lot with 5 bedrooms and 2 bathrooms is currently undergoing restoration after a minor fire. This property, complete with an partly finished basement ,is poised for new tenants. Adjacent properties, 1724 and 1728 17 Avenue SW, both with dimensions of 50/111 feet and 50/121 feet, feature 5 bedrooms, 2 bathrooms, and illegal basement suites. The house at 1728 has an upgraded RMS area of 1103.69 sq ft, and the garage dimensions are 12/20 sq feet. Similarly, the house at 1724 boasts an upgraded RMS area of 1030.94 sq ft, with garage dimensions also measuring 12/20 sq feet. Notably, 1724 is leased for \$3,000 plus utilities under a one-year agreement until July 31, 2024, while 1728 is leased for \$3,500 plus utilities with a similar lease term. Beyond the immediate rental income, the development potential is vast, pending city confirmation and approval. Options range from adding a lane home or creating a duplex/fourplex to incorporating commercial space, developing a mixed-use condominium, or constructing a multi-residential condominium similar to a successful project adjacent to 1718. Current rental income from these properties ranges from \$3,000 to \$3,500. However, unlocking the full potential through city-approved developments could transform this property into a highly lucrative investment. The location advantages, from its prestigious 17th Avenue SW address to quick access to Downtown, Crowchild Trail, the Bow River, C Train station, and a conveniently located bus stop...

4pc Bathroom 6.17 Ft x 8.58 Ft  
 Bedroom 12.67 Ft x 10.92 Ft  
 Family room 9.83 Ft x 13.08 Ft  
 Recreational, Games room 15.33 Ft x 10.92 Ft  
 4pc Bathroom 7.67 Ft x 9.33 Ft  
 Kitchen 11.58 Ft x 11.42 Ft

Bedroom 11.08 Ft x 15.75 Ft  
 Family room 14.92 Ft x 11.50 Ft  
 Kitchen 8.42 Ft x 8.50 Ft  
 Laundry room 13.25 Ft x 10.83 Ft  
 Primary Bedroom 14.33 Ft x 15.58 Ft  
 Furnace 6.50 Ft x 5.75 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
 (CENTRAL)**

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Laundry room 11.58 Ft x 11.42 Ft  
Living room 11.58 Ft x 11.00 Ft  
Storage 7.00 Ft x 18.17 Ft  
4pc Bathroom 5.08 Ft x 8.00 Ft

4pc Bathroom 4.92 Ft x 9.09 Ft  
Bedroom 10.25 Ft x 10.50 Ft  
Bedroom 11.00 Ft x 12.42 Ft