



4417 17 Avenue Calgary Alberta

\$798,000

This is a great opportunity for a builder. It is a corner-over-size lot. Zoning MU-1 f4.5h20 The MU-1 district is for commercial and residential uses in street-oriented buildings. The district allows both commercial and residential uses at street level. The City still needs to review your building permit application though. The current tenant has been notified to vacate the property by the end of July 2024. But consider this as land value only. The property and appliances are to be sold in as-is and where-is condition. (id:6769)

Bedroom 2.80 M x 2.80 M

Living room 3.00 M x 3.00 M

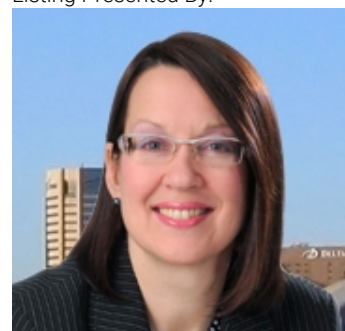
Bedroom 2.80 M x 2.80 M

Kitchen 3.00 M x 2.80 M

Primary Bedroom 3.00 M x 2.80 M

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX[®]

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

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net