



## 203 17 Avenue Calgary Alberta

\$799,000

Rare find M-X2 zoning over 6200 SF lot size, the property is located on 17 AVE NE . The property currently leases \$1200 on the main floor, could be used for commercial. Illegal suited basement with separate entrance lease \$600 per month. The main floor has 2 bedrooms, 4 pcs full bath, kitchen and dining area. Basement finished with kitchen, full bath, bedroom, rec room, game room, and laundry room. Please allow 24 hours for showings (id:6769)

Recreational, Games room 15.92 Ft x 12.67 Ft

Bedroom 10.83 Ft x 8.75 Ft

3pc Bathroom 6.17 Ft x 7.92 Ft

Storage 12.17 Ft x 12.92 Ft

Living room 18.17 Ft x 13.17 Ft

Dining room 11.17 Ft x 5.75 Ft

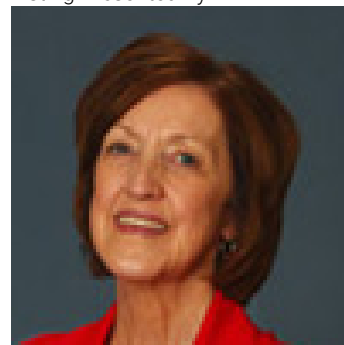
Bedroom 10.58 Ft x 11.58 Ft

Bedroom 10.58 Ft x 11.58 Ft

Kitchen 8.08 Ft x 7.67 Ft

4pc Bathroom 6.58 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://www.samcheng.ca>



CIR

**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)