



# 1015 17 Avenue Calgary Alberta

\$750,000

Welcome to 1015 17 Ave SE, a rare opportunity to own a beautifully maintained character home in the vibrant inner-city community of Ramsay--just steps from future Green Line LRT access, trendy Inglewood shops, parks, and the Bow River pathways. This property offers three self-contained units, making it an ideal investment or live-up/rent-down opportunity. No headaches with this property that has a legal CERTIFIED secondary suite! The options are endless. The upper-level suite is a bright 1-bedroom retreat featuring a charming clawfoot tub, gas stove, private deck, and new LG washer/dryer. The main floor 2-bedroom suite boasts a spacious kitchen with dishwasher, built-in storage, porch, and veranda. The lower-level bachelor suite offers cozy living with its own kitchenette, portable washer, shared dryer, and storage shed and a built-in sprinkler system. Brimming with historic charm, the home showcases crown mouldings, a white picket fence, and lush gardens, offering all the romance of a heritage property--without the restrictions of formal designation. Fun fact: this home has a brush with fame, having been featured in television productions and once owned by a beloved Calgary personality. Whether you're looking to invest in a cash-flowing property or own a piece of Ramsay's character-filled streetscape, this one is truly special and won't last. (id:6769)

Recreational, Games room 10.75 Ft x 11.42 Ft  
 Kitchen 12.17 Ft x 7.75 Ft  
 Bedroom 6.42 Ft x 17.17 Ft  
 4pc Bathroom 6.00 Ft x 5.58 Ft  
 Furnace 8.42 Ft x 5.92 Ft  
 Living room 13.25 Ft x 10.67 Ft  
 Dining room 16.50 Ft x 10.42 Ft  
 Kitchen 15.17 Ft x 8.92 Ft

Primary Bedroom 15.92 Ft x 9.08 Ft  
 Office 10.42 Ft x 9.33 Ft  
 4pc Bathroom 4.92 Ft x 8.00 Ft  
 Other 5.58 Ft x 11.42 Ft  
 Primary Bedroom 13.33 Ft x 13.83 Ft  
 Family room 16.58 Ft x 11.00 Ft  
 4pc Bathroom 5.67 Ft x 5.25 Ft  
 Kitchen 10.25 Ft x 5.25 Ft

Listing Presented By:



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 CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca