



4001 17 Street Calgary Alberta

\$1,000,000

Discover a rare and exciting development opportunity in the heart of Altadore, one of Calgary's most coveted inner-city communities. This elevated 5,425 sq ft corner lot comes with an approved Development Permit for a stunning custom single-family home that could be built by the seller. Zoned R-CG, the property offers remarkable flexibility—pursue the approved single-family build, apply to develop two semi-detached homes or three townhomes, or renovate the existing structure to suit your needs. Perched to capture potential downtown views from a second level, the current home features 3 bedrooms and 2 bathrooms on the main floor, along with an illegal basement suite that includes 2 bedrooms, a 3-piece bath, kitchen, and laundry. Ideally located just steps from Marda Loop's vibrant shops, cafes, parks, and top-rated schools, this property presents endless possibilities in a thriving, high-demand neighborhood. (id:6769)

3pc Bathroom 6.33 Ft x 8.00 Ft

Bedroom 10.08 Ft x 8.17 Ft

Bedroom 14.25 Ft x 11.92 Ft

Kitchen 13.33 Ft x 12.25 Ft

Laundry room 9.00 Ft x 9.50 Ft

Living room 15.33 Ft x 12.42 Ft

Storage 7.42 Ft x 7.17 Ft

Other 25.67 Ft x 11.25 Ft

Furnace 9.00 Ft x 6.42 Ft

3pc Bathroom 8.42 Ft x 7.33 Ft

4pc Bathroom 5.00 Ft x 10.08 Ft

Bedroom 13.67 Ft x 9.92 Ft

Bedroom 9.83 Ft x 9.92 Ft

Breakfast 9.50 Ft x 12.75 Ft

Dining room 11.17 Ft x 12.83 Ft

Kitchen 12.00 Ft x 12.42 Ft

Living room 16.75 Ft x 13.67 Ft

Primary Bedroom 15.08 Ft x 11.33 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.marklukwinski.ca/>



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