



## 4405 17 Avenue Calgary Alberta

\$689,900

Attention Investors! Discover a prime handyman special on International Ave (17 Ave), offering excellent potential as a holding property. This bungalow, complete with a detached garage, sitting on a large Large 50'x114' MU-1 f4.5h20 zoned Lot holds great promise for commercial zoning opportunities. Don't miss out on the chance to transform this property into a lucrative investment. Call today to schedule your private viewing! (id:6769)

Living room 12.33 Ft x 111.58 Ft

Kitchen 7.42 Ft x 5.83 Ft

Other 11.42 Ft x 7.08 Ft

Bedroom 12.75 Ft x 8.08 Ft

Bedroom 11.42 Ft x 11.25 Ft

4pc Bathroom 7.42 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

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



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)