



## 2424 17 Avenue Calgary Alberta

\$689,800

INVESTORS\* DEVELOPERS\* LANDLORDS\* FLIPPERS: This is your chance to secure a prime development site in one of Calgary's most desirable inner-city communities. A charming bungalow with endless potential in one of Calgary's most connected inner-city locations. This 3 bedroom, 2 bath home sits on a 50 x 118 ft lot with H-GO zoning, offering excellent redevelopment or investment opportunities. The property features a fully developed illegal suite in the basement with a separate entrance. Enjoy the convenience of permitted front parking and back lane access leading to a double detached garage. Perfectly positioned along 17th Ave with quick access to downtown, transit, shops, and restaurants, this property is a rare opportunity for homeowners, investors, or developers alike. (id:6769)

Bedroom 13.00 Ft x 11.25 Ft

3pc Bathroom 7.67 Ft x 6.42 Ft

Laundry room 21.00 Ft x 11.00 Ft

Recreational, Games room 19.50 Ft x 12.83 Ft

Kitchen 11.00 Ft x 10.00 Ft

Living room 19.58 Ft x 13.42 Ft

Kitchen 13.17 Ft x 8.83 Ft

Dining room 11.83 Ft x 11.58 Ft

Foyer 8.00 Ft x 4.67 Ft

Primary Bedroom 13.75 Ft x 11.50 Ft

Bedroom 11.58 Ft x 10.75 Ft

4pc Bathroom 8.00 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:  
Premiere Realty Direct

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**RE/MAX Realty Professionals**

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