

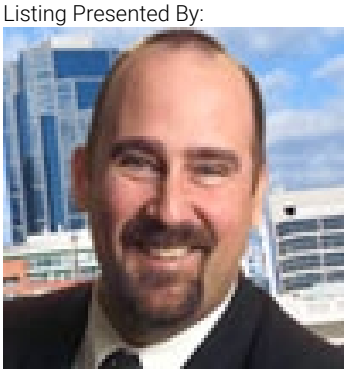
# 2731 17 Street Calgary Alberta

$959,900

2731 and 2733 17 Street NW is a full duplex on 8,041 square feet of R-C2 land in Capitol Hill, offered as one non-subdivided title. Both sides are included in the sale, and both will be vacant at possession.For an income buyer, this is two separate doors on a single title in one of Calgary's most reliably rented neighbourhoods. The University of Calgary, SAIT, Foothills Medical Centre and the Alberta Children's Hospital are all within minutes, and demand in this pocket has been steady for decades. With both units empty, rents are set at today's market rather than inherited from the last agreement.For a builder, the land is the opportunity. Roughly 41 feet of frontage opens to a wide, irregular parcel running about 131 feet back to the lane, one of the larger holdings on the block and still under single ownership. R-C2 zoning supports two dwelling units on the parcel, with secondary suite potential, and the side by side duplex use is already established here. All development is subject to City of Calgary approval and independent due diligence. No assembly to negotiate, and no tenancy to work around.There is also a middle path. Lease both sides while approvals and drawings run their course, then build on your own timeline.The setting supports either plan. The rear lane T's onto Confederation Park Golf Course, a few steps from the 9th green, on a quiet cul-de-sac lined with mature trees. Capitol Hill has held its value through every cycle Calgary has run, and inner-city parcels of this size rarely come to market undivided. (id:6769)

3pc Bathroom 10.17 Ft x 5.50 Ft
Recreational, Games room 23.50 Ft x 16.92 Ft
Storage 12.83 Ft x 14.92 Ft
Storage 3.50 Ft x 2.83 Ft
Furnace 10.33 Ft x 16.75 Ft
Other 24.08 Ft x 32.83 Ft
Living room 18.83 Ft x 13.17 Ft
Kitchen 14.25 Ft x 9.50 Ft
Primary Bedroom 13.00 Ft x 10.83 Ft
Bedroom 9.83 Ft x 10.83 Ft
4pc Bathroom 7.25 Ft x 4.92 Ft
4pc Bathroom 7.25 Ft x 4.92 Ft
Bedroom 10.75 Ft x 12.92 Ft
Kitchen 9.50 Ft x 14.17 Ft
Living room 13.17 Ft x 18.75 Ft
Primary Bedroom 10.75 Ft x 9.75 Ft
Storage 3.25 Ft x 6.83 Ft

Listing Presented By:



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