



## 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 3.76 M x 34.01 M

Kitchen 2.26 M x 1.78 M

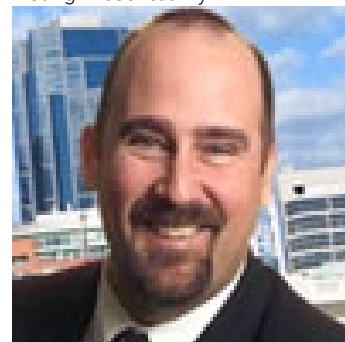
Other 3.48 M x 2.16 M

Bedroom 3.89 M x 2.46 M

Bedroom 3.48 M x 3.43 M

4pc Bathroom 2.26 M x 1.52 M

Listing Presented By:



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2% Realty

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

**RE/MAX Realty Professionals**

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