

616 17 Avenue Calgary Alberta

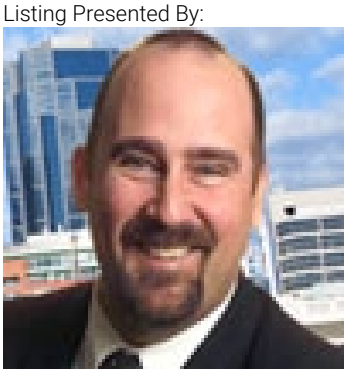
$499,000

Welcome to this charming bungalow style character home in the sought-after inner-city community of Mount Pleasant NW. Situated on an R2-zoned 25' x 120' Lot. This property presents an exceptional opportunity for first-time homebuyers, developers, and investors alike.The home offers two bedrooms on the main floor plus an additional bedroom in the basement, providing comfortable living space today while offering the potential to hold and benefit from future redevelopment. First time buyers will appreciate the opportunity to get into an incredible inner-city location at an attractive price point, while investors and builders will recognize the potential to capitalize on the R2 Lot and future infill possibilities. Enjoy the character and charm of this bungalow, complete with a single detached garage, located on a quiet street close to SAIT, schools, shopping, parks, and other amenities. Priced to sell at under $500,000, this is an outstanding opportunity to own in one of Calgary's established inner-city neighborhoods with both immediate livability and long term potential. Live in it.... Hold it.... Build on it.... The possibilities are here. (id:6769)

Bedroom 9.25 Ft x 6.83 Ft
Storage 7.17 Ft x 7.00 Ft
Living room 22.92 Ft x 9.92 Ft
Kitchen 9.83 Ft x 8.92 Ft

Primary Bedroom 10.75 Ft x 7.83 Ft
Bedroom 10.92 Ft x 7.83 Ft
3pc Bathroom 6.67 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
Grand Realty

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