



## 636 17 Avenue Calgary Alberta

\$699,000

Fantastic opportunity for investors or builders looking for future potential. This property sits on 46.8' x 123' lot zoned R-CG & offers excellent redevelopment possibilities. The home has been cared for over the years & is currently tenant occupied. The main floor offers a classic bungalow layout with two bedrooms, a bright living room, & a good-sized kitchen with space for dining. The finished basement expands the living space with a large recreation room, two additional bedrooms, a 4-piece bathroom, & a laundry area. Outside you'll find a private, fenced yard along with a single detached garage. The property next door at 640 17 Avenue NE is also available, creating a rare opportunity to purchase side-by-side lots in a desirable location. (id:6769)

Recreational, Games room 19.92 Ft x 15.83 Ft  
Office 15.58 Ft x 12.83 Ft  
Bedroom 11.92 Ft x 10.08 Ft  
Furnace 18.42 Ft x 13.33 Ft  
3pc Bathroom 5.33 Ft x 10.08 Ft  
Storage 12.25 Ft x 5.25 Ft

Living room 22.50 Ft x 13.50 Ft  
Dining room 9.08 Ft x 13.42 Ft  
Kitchen 9.50 Ft x 19.50 Ft  
Primary Bedroom 12.42 Ft x 10.33 Ft  
4pc Bathroom 8.50 Ft x 5.92 Ft  
Bedroom 12.42 Ft x 10.00 Ft

Listing Presented By:



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