



640 17 Avenue Calgary Alberta

\$699,000

Investment opportunity in a prime corner location with excellent redevelopment potential. This well-maintained property sits on a 46' x 123' lot zoned R-CG, offering a variety of future development possibilities. The home has been cared for over the years & is currently tenant occupied with a long-term renter in place. The bungalow features two bedrooms on the main floor, a spacious living room, & a good-sized kitchen with an eating area. The fully finished basement includes a large recreation room, an additional bedroom, a 4-piece bathroom, & a laundry area, providing plenty of additional living space. The outdoor area is private & fully fenced, & the property also includes a single detached garage. An added opportunity exists as the neighboring property at 636 17 Avenue NE is also available for purchase. A great chance for investors, builders, or those looking to secure a solid property with future potential. (id:6769)

Recreational, Games room 14.75 Ft x 30.33 Ft

4pc Bathroom 6.33 Ft x 6.08 Ft

Bedroom 13.67 Ft x 12.25 Ft

Laundry room 12.08 Ft x 10.25 Ft

Living room 20.58 Ft x 12.58 Ft

Kitchen 13.50 Ft x 10.92 Ft

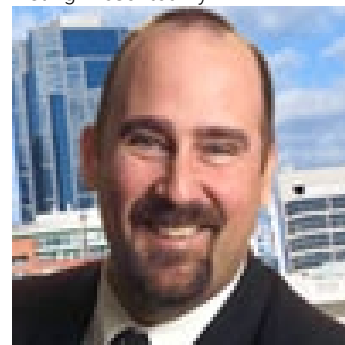
Dining room 7.00 Ft x 10.92 Ft

Primary Bedroom 10.08 Ft x 12.33 Ft

4pc Bathroom 6.67 Ft x 6.17 Ft

Bedroom 10.08 Ft x 9.08 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca