

\$739,000 - 4307 17 Avenue Sw, Calgary

MLS® #A2143636

\$739,000

2 Bedroom, 1.00 Bathroom, 945 sqft

Residential on 0.15 Acres

Glendale, Calgary, Alberta

INVESTORS AND BUILDERS Golden opportunity for a 65 ft lot in Glendale along side several other sites under construction with multi family homes. Steps to the 45 street LRT station . This lot could easily accommodate a 4 plex or row townhouses with ample back alley access. Home has been repainted inside and out, hardwood floors refinished, new toilets ,new back door , new light fixtures, fridge and stove coming soon. Could easily be a rental while awaiting building permits. Seller has not lived in home so sold as is where is, no warranties. RPR in supplements. Single car garage and room for 3 more vehicles on pad off back alley. Access house through back

Built in 1954



Essential Information

MLS® #	A2143636
Price	\$739,000
Sold Price	\$730,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	945
Acres	0.15
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Sold
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Community Information

Address	4307 17 Avenue Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3e 0E1

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Laminate Counters
Appliances	Other
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	August 1st, 2024
Days on Market	40
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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