

\$999,900 - 1740 17 Avenue Nw, Calgary

MLS® #A2154952

\$999,900

7 Bedroom, 2.00 Bathroom, 1,751 sqft

Residential on 0.14 Acres

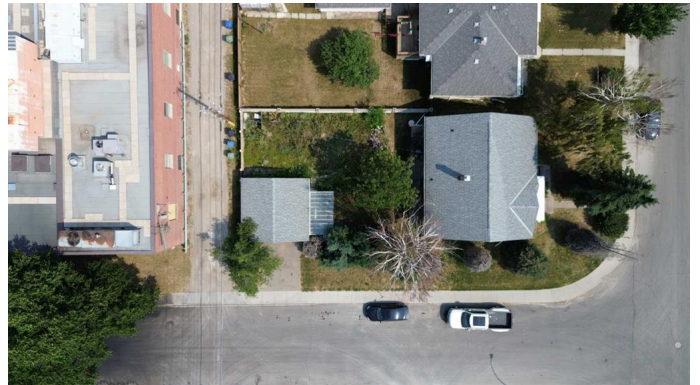
Capitol Hill, Calgary, Alberta

Investor ALERT!! R-CG Corner lot with plans for an 8 plex!!! Charming 1.5 story home and situated in an area with significant development potential. Ideally located just three blocks away from North Hill Mall and Lions Gate C-Train station, this property is also within walking distance to SAIT, the University of Calgary, and both major hospitals. This 1600 sq ft property offers a blend of classic charm and modern convenience with two spacious bedrooms on the upper level and two additional bedrooms plus a den on the main level, all with coved ceilings and full oak hardwood flooring. The basement includes an illegal two-bedroom suite with its own front entrance, providing potential rental income or extra space for extended family. The flat, well-maintained lot is adorned with mature trees and beautiful gardens, perfect for outdoor activities and relaxation. Talk about location, this property is only blocks away This property combines timeless architectural details with the potential for modern enhancements, making it ideal for homeowners and investors alike.

Built in 1951

Essential Information

MLS® #	A2154952
Price	\$999,900
Sold Price	\$980,000



Bedrooms	7
Bathrooms	2.00
Full Baths	2
Square Footage	1,751
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1740 17 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0R9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	See Remarks, Wood Frame

Foundation	Poured Concrete
Additional Information	
Date Listed	August 7th, 2024
Date Sold	August 14th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00
Listing Details	
Listing Office	RE/MAX iRealty Innovations



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