# \$809,000 - 2412 17 Avenue Sw, Calgary

MLS® #A2256197

### \$809,000

4 Bedroom, 2.00 Bathroom, 986 sqft Residential on 0.14 Acres

Scarboro/Sunalta West, Calgary, Alberta

Opportunities galore for this renovated 3 bedroom bungalow with a fully finished lower level with 2 more bedrooms and contained unit. This could be your new home, an investment property to rent, a holding property .All new vinyl flooring throughout with new cabinetry, quartz counters, new appliances up and down, plus updated plumbing and mechanicals. Fully fenced backyard is now complete with a huge deck off the back door where you can sit in the evening and enjoy the city lights. Alley access is just to the east side of house allowing easier access to the large double garage. Cycle to work downtown...this house not only has views of downtown but public transportation or cycling is just out front. Yes this house is on 17 ave, but renovated inner city homes like this hardly ever come up and this could provide an affordable opportunity to live up and rent down. Show and go anytime

Built in 1952

#### **Essential Information**

MLS® # A2256197 Price \$809,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 986

Acres 0.14







Year Built 1952

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 2412 17 Avenue Sw

Subdivision Scarboro/Sunalta West

City Calgary

County Calgary

Province Alberta

Postal Code T2T 0G5

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Built-In

Refrigerator, Electric Oven

Heating Central, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Views

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 12th, 2025

Days on Market 49

Zoning H-GO

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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