

\$699,800 - 2424 17 Avenue Sw, Calgary

MLS® #A2267480

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3 Bedroom, 2.00 Bathroom, 1,151 sqft
Residential on 0.14 Acres

Scarboro/Sunalta West, Calgary, Alberta

INVESTORS* DEVELOPERS* LANDLORDS* FLIPPERS: This is your chance to secure a prime development site in one of Calgary’s most desirable inner-city communities. A charming bungalow with endless potential in one of Calgary’s most connected inner-city locations. This 3 bedroom, 2 bath home sits on a 50 x 118 ft lot with H-GO zoning, offering excellent redevelopment or investment opportunities. The property features a fully developed illegal suite in the basement with a separate entrance. Enjoy the convenience of permitted front parking and back lane access leading to a double detached garage. Perfectly positioned along 17th Ave with quick access to downtown, transit, shops, and restaurants, this property is a rare opportunity for homeowners, investors, or developers alike.



Built in 1952

Essential Information

MLS® #	A2267480
Price	\$699,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.14
Year Built	1952
Type	Residential

Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 2424 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 Ceiling Fan(s), See Remarks
Appliances Electric Stove, Freezer, Range
Heating Forced Air
Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Lane
Roof Asphalt Shingle
Construction Stucco, Wood Frame, Wood
Foundation Poured Concrete

Additional Information

Date Listed October 30th, 2025
Days on Market 10
Zoning H-GO

Listing Details

Listing Office Premiere Realty Direct



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