

# \$699,900 - 1015 17 Avenue Se, Calgary

MLS® #A2248021

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.06 Acres

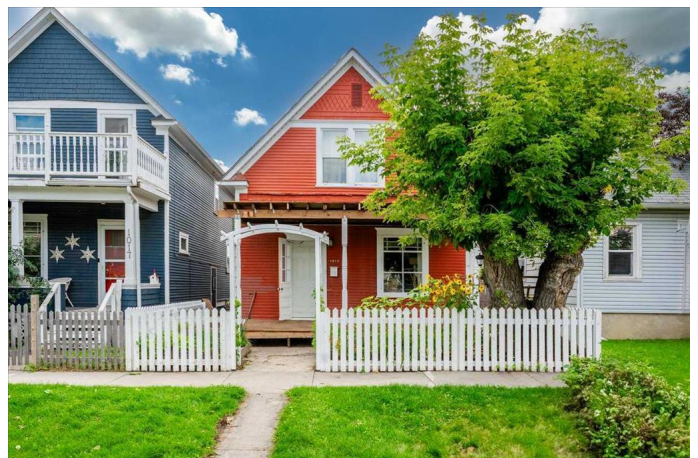
Ramsay, Calgary, Alberta

Major Price Improvement – Now \$699,900!  
Investor Alert: 1015 17 Ave SE offers a rare turnkey opportunity in Ramsay with three self-contained fully rented suites, including a legal certified secondary suite, generating strong rental income and endless potential for live-up/rent-down or short-term rental strategies. This well-maintained character home sits steps from the future Green Line LRT, Inglewood's shops and restaurants, parks, and Bow River pathways—positioning it perfectly for long-term appreciation. The upper-level 1-bedroom suite features a private deck, clawfoot tub, and new LG laundry; the main-floor 2-bedroom suite offers a spacious kitchen with dishwasher and veranda; and the lower-level bachelor suite adds extra income with its own kitchenette and storage. With charming curb appeal, low-maintenance upgrades, and no heritage designation restrictions, this property is an ideal addition to any investor's portfolio or the perfect inner city dream home

Built in 1912

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2248021  |
| Price      | \$699,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Square Footage | 1,444       |
| Acres          | 0.06        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1015 17 Avenue Se |
| Subdivision | Ramsay            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2G 2Z2           |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 3                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Ceiling Fan(s), Soaking Tub, Track Lighting       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | Other                                             |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full, Suite                             |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony                           |
| Lot Description   | Back Lane, Level, Street Lighting |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame, Wood Siding           |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 64                |
| Zoning         | R-CG              |

Listing Details

Listing Office                      CIR Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.