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

MLS® #A2267480

\$699,800

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 basement suite 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

Acres 0.14 Year Built 1952

Square Footage

Type Residential

1,151

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 Oven, Electric Stove,

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

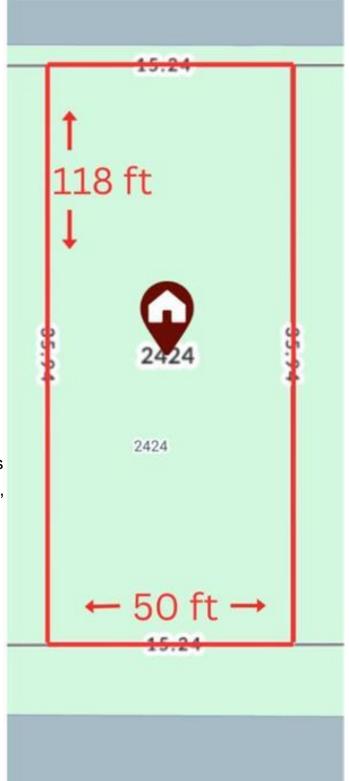
Date Listed October 30th, 2025

Days on Market 5

Zoning H-GO

Listing Details

Listing Office Premiere Realty Direct



17 Ave SW

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.