

2531 17A Street NW
Calgary, Alberta

MLS # A2214153



\$799,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Capitol Hill | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 952 sq.ft. | Age: | 1952 (73 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Corner Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Vinyl Windows | | |

Inclusions: N/A

Corner lot is ideally located in Capitol Hill. A five minute walk to Canmore Park, Confederation Golf Course & Walking/Bike paths. The home has 3 bedrooms up and a illegal 2 bedroom suite down. Long term tenants have been in the property and they would like to stay. Zoning on the lot is RCG so it is a perfect lot for future redevelopment. The bungalow features a newer furnace, newer roof on house, new garage door and opener. The house is in need of some major TLC down and is being sold "as is". Private fenced west backyard. Great holding property for Builder's & Investor's with income stream! Priced to sell.