540 17 Avenue NE
Calgary, Alberta

MLS # A2231190

$699,888

Division:	Winston Heights/Mountview
Type:	Residential/House
Style:	Bungalow
Size:	812 sq.ft.
Age:	1948 (77 yrs old)
Beds:	3
Baths:	2
Garage:	Parking Pad, Single Garage Detached
Lot Size:	0.16 Acre
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lav

Heating:	High Efficiency, Forced Air	**Water:**	-
Floors:	Ceramic Tile, Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	**LLD:**	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), No Smoking Home, Separate Entrance, Storage		

Inclusions:	N/A

Investor Alert! Discover the endless potential of this solid bungalow on a massive corner lot—complete with a LEGAL secondary basement suite! Whether you're looking to invest, redevelop, or live up and rent down, this property offers the perfect opportunity for the savvy investor. Step onto the expansive wraparound front and side deck, or enjoy the private covered side patio—perfect for entertaining or relaxing outdoors. Inside the main floor, you'll find updated laminate flooring, a renovated kitchen with ample cabinetry and a built-in dishwasher, fresh paint, new vinyl windows, and an upgraded 4-piece bathroom. Two spacious bedrooms complete the main level. A new high-efficiency furnace provides independent climate control for the upper suite, ensuring year-round comfort. Downstairs, the legal basement suite is fully registered with the City of Calgary and built to code, featuring its own dedicated high-efficiency furnace, a bright and open living area with room for a dining table, a generous bedroom with proper egress windows, and another full 4-piece bathroom. The home is fully landscaped with a huge backyard and a single-car garage. The perfect holding property until you are ready to redevelop, this is one you don’t want to miss.