

\$675,000 - 1015 17 Avenue Se, Calgary

MLS® #A2248021

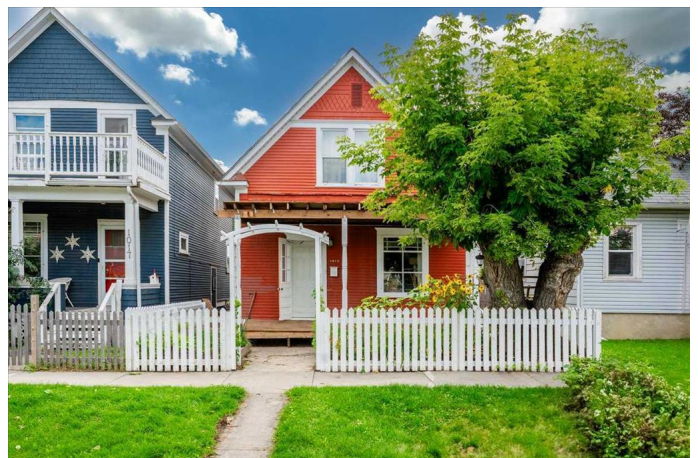
\$675,000

4 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Major Price Improvement & New Upgrades!
Welcome to 1015 17 Avenue SE, a standout opportunity in the heart of Ramsay—one of Calgary's most vibrant and walkable inner-city neighborhoods. Just steps from the future Green Line LRT, Inglewood's shops and restaurants, and the Bow River pathways, this well-maintained character home features three occupied units, offering incredible flexibility for investors or live-up/rent-down buyers. The owners have recently completed an impressive series of updates, making this home completely turnkey. Major improvements include a brand-new hail-rated roof with updated flashing, chimney replacement, and attic work, vermiculite testing and full remediation have been completed along with new insulation blown in to meet current code for energy efficiency. The plumbing system has been updated with new fixtures, vermiculite testing and full remediation have been completed, and the illegal top-suite bathroom has been refreshed with new flooring, tiling, and vanity. The exterior has also been beautifully revitalized with a rebuilt front porch complete with new soffits, deck, and banister. Each suite has its own charm—from an illegal bright upper one-bedroom with private deck, to a legal spacious main-floor two-bedroom with veranda, and a legal cozy lower-level suite that includes upgrades such as sprinkler system, furnace and hot water heater checks as this property is Secondary Suite of City of Calgary



certified! With fantastic tenants already in place and consistent income, this property is ready to go. Blending character, modern upgrades, and a prime location, this is the ideal turnkey investment in one of Calgary's most desirable inner-city communities. Be the first to see it will all the new updates!

Built in 1912

Essential Information

MLS® #	A2248021
Price	\$675,000
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	Full

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	84
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.