

\$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 illegal suite in the basement 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
Square Footage	1,151
Acres	0.14
Year Built	1952
Type	Residential

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 Stove, Freezer, Range
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
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