

# \$789,900 - 2531 17a Street Nw, Calgary

MLS® #A2214153

## \$789,900

3 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.12 Acres

Capitol Hill, Calgary, Alberta

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 (Town Homes, Side by Side Duplex) 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!

Built in 1952

## Essential Information

MLS® #	A2214153
Price	\$789,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	952
Acres	0.12
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	2531 17a Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M3S7

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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