

# \$874,900 - 2412 17 Avenue Sw, Calgary

MLS® #A2256197

**\$874,900**

4 Bedroom, 2.00 Bathroom, 986 sqft

Residential on 0.14 Acres

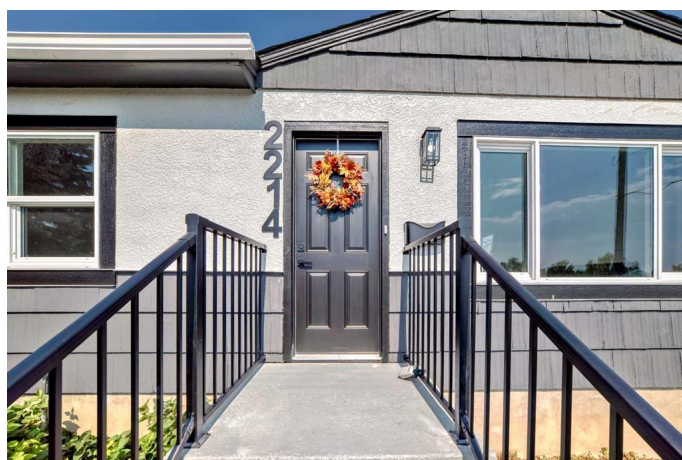
Scarboro/Sunalta West, Calgary, Alberta

Zoned H-GO.....Opportunities galore for this renovated 3 bedroom bungalow with a fully finished lower level with 2 more bedrooms and contained unit. This could be your new home, an investment property to rent , a holding property to occupy while you decide what you might like to build. ZONED H-GO All new vinyl flooring throughout with new cabinetry, quartz counters, new appliances up and down, plus updated plumbing and mechanicals. Fully fenced backyard is now complete with a huge deck off the back door where you can sit in the evening and enjoy the city lights. Alley access is just to the east side of house alllowing easier access to the large double garage. Cycle to work downtown...this house not only has views of downtown but public transportation or cycling is just out front. Yes this house is on 17 ave, but renovated inner city homes like this hardly ever come up and this could provide an affordable opportunity to live up and rent down. Show and go anytime

Built in 1952

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256197  |
| Price          | \$874,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 986       |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1952        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2412 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 | No Animal Home, No Smoking Home, Quartz Counters  |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Central, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full  |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | None             |
| Lot Description   | Back Lane, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco           |
| Foundation        | Poured Concrete  |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 12th, 2025 |
| Zoning      | H-GO                 |

## **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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