



**GRASSROOTS**  
REALTY GROUP

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636 17 Avenue NE  
Calgary, Alberta

MLS # A2293345



**\$679,900**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Level, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Fantastic opportunity for investors or builders looking for future potential. This property sits on 46.8' x 123' lot zoned R-CG & offers excellent redevelopment possibilities. The home has been cared for over the years & is currently tenant occupied. The main floor offers a classic bungalow layout with two bedrooms, a bright living room, & a good-sized kitchen with space for dining. The finished basement expands the living space with a large recreation room, two additional bedrooms, a 4-piece bathroom, & a laundry area. Outside you'll find a private, fenced yard along with a single detached garage. The property next door at 640 17 Avenue NE is also available, creating a rare opportunity to purchase side-by-side lots in a desirable location.