



GRASSROOTS

REALTY GROUP

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**1613 17A Street SE
Calgary, Alberta**

MLS # A2317232



\$785,000

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,227 sq.ft.	Age:	1929 (97 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, See Remarks		

Heating:	Central	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

An exceptional opportunity to acquire a rare land assembly in the heart of Inglewood and NOT in the Flood Zone! One of Calgary's most vibrant and historic inner-city communities. This property is for sale in a land assembly opportunity. (1609 & 1613 17A Street SE; combined 11,377 SQ.FT. site offers outstanding development potential with existing R-CG zoning, ideal for townhomes, row housing, or a future higher-density redevelopment opportunity). Positioned just steps from the Bow River, Pearce Estate Park, and Harvie Passage, this location delivers the perfect blend of urban convenience and lifestyle-driven living. Residents will enjoy immediate access to river pathways, parks, artisan cafes, boutique shopping, and the iconic Crossroads Market — all within minutes of Downtown Calgary. The assembly consists of 1609 & 1613 17A Street SE, providing approximately 88 feet of combined frontage and excellent site configuration for multi-unit residential development. With Calgary's growing demand for inner-city housing, this site presents a compelling opportunity for builders and investors seeking long-term upside in a high-demand location. Connectivity is another major advantage, with quick access to Deerfoot Trail, Blackfoot Trail, 9 Ave SE, and the nearby Max Bell transit station, making commuting across the city seamless. An added benefit is the property's documented location outside the flood zone and offering greater development confidence. Whether you envision modern townhomes, income-generating multi-residential housing, or a future higher-density mixed-use project, this Inglewood land assembly presents a strategic investment opportunity in one of Calgary's strongest lifestyle communities.