



**2702 17 Street SE**  
**Calgary, Alberta**

**MLS # A2326128**



**\$750,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Low Maintenance Landscaping		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Separate Entrance		

**Inclusions:** Internet Router/Network (allows for multi-use wifi)

Set on a quiet cul-de-sac in historic Inglewood, this corner-lot home offers something few properties can: a multi-living layout, an oversized lot, a private setting, and direct access to nature just minutes from downtown. Backing onto expansive green space with views toward the Inglewood Bird Sanctuary and the Bow River, the home feels tucked away from the city while remaining close to everything that makes inner-city living so desirable. A double detached garage and exceptional off-street parking add everyday convenience that is especially valuable in this established neighbourhood. What truly sets this property apart is its rare original design featuring three distinct living areas, each with its own independent access and functional separation. Purpose-built rather than converted over time, the layout offers a level of flexibility that is seldom found in homes of this era or location. The main level is configured into two separate living spaces, including a two-bedroom primary residence and a one-bedroom illegal suite, each with its own entrance. The lower level provides an additional two-bedroom illegal suite with independent access, completing the home's unique multi-unit design. A shared laundry and storage/common area is accessible to all three spaces, supporting practical day-to-day function. This configuration allows for a wide range of living arrangements, whether for multi-generational households, extended family living, or those seeking separation of space with the option for multiple occupants under one roof. Two of the three units are currently tenant occupied, with tenants willing to remain, while the third is vacant, offering immediate flexibility for an owner or additional occupancy. Existing leases run through September 2026. The current layout also offers future adaptability. The original interior connection between the two main-floor living areas

remains in place behind a finished wall and could be reopened if desired, allowing for a more integrated main-level floor plan while maintaining separate entrances. Outside, beautiful low-maintenance landscaping, a covered rear patio, and a generous front and side yard create inviting outdoor spaces that are easy to enjoy and simple to maintain. For buyers looking beyond the ordinary, this property offers a rare combination of location, land, and future potential.