



GRASSROOTS
REALTY GROUP

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5113 17 Avenue NW
Calgary, Alberta

MLS # A2327732



\$1,200,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,988 sq.ft.	Age:	1968 (58 yrs old)
Beds:	10	Baths:	4
Garage:	Double Garage Detached, Driveway, Off Street, On Street, Parking Pad, RV A		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Interior Lot, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry, Separate Entrance		

Inclusions: Fridge (4), Stove (4), Hood fan (4)

Rare inner-city opportunity in the heart of Montgomery, one of Calgary's most sought-after established communities. This well-maintained full duplex with two legal basement suites sits on an oversized 8,890 sq ft R-CG lot, offering immediate rental income across four residential units plus a detached garage with additional income potential. Perfectly positioned minutes from the University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital, this property sits in one of the city's strongest and most consistent rental demand corridors. Tenants are easy to find and easy to keep here. R-CG zoning permits grade-oriented infill development as of right, including rowhouses and stacked units, with no rezoning required. For investors with a longer horizon, the seller has completed a preliminary City inquiry suggesting 16 to 20 units may be achievable under a higher-density designation, making this one of the more compelling land plays available in the inner city today. Whether you are acquiring a cash-flowing rental hold, planning an as-of-right infill build, or positioning for a future rezoning, this property checks every box. Opportunities like this in established inner-city neighbourhoods with this lot size, zoning, and location do not come around often.