



GRASSROOTS
REALTY GROUP

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1213 17A Street NW
Calgary, Alberta

MLS # A2332153



\$1,999,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,748 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.33 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Private, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s)		

Inclusions: -

This is a prime opportunity to own a rare, 70' x 233' lot with downtown views, favourably located adjacent to an innovative park and across from a lush green space. With a desirable west-facing backyard and abundant southern sunlight, this property offers outstanding potential for a future custom build or redevelopment project. The existing 1,748 sq ft bungalow can be enjoyed as a residence or held as a rental property while plans for your vision take shape. Nearby, you'll discover charming coffee shops, various culinary experiences in Kensington, boutique shops brimming with local flair, quick access to transit, all levels of schools and Calgary's top medical centres. The property and house are being sold in "as is" condition.