



GRASSROOTS
REALTY GROUP

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2522 17 Street SE
Calgary, Alberta

MLS # A2333305



\$609,999

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	812 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to the sought-after community of Inglewood! This original home is situated on a quiet street and backs directly onto a green space, making it an ideal opportunity for the developer with a vision or a buyer looking to customize their own space. Main Floor: Features two bedrooms, four-piece bath, a kitchen with dinette and a 14'x14' living room. Lower Level: Partially developed with an additional bedroom and large windows throughout that provide abundant natural light. The 5274 Square foot lot provides the perfect canvas. Don't delay—book your appointment today to see the potential this property holds.