



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

616 17 Avenue NW
Calgary, Alberta

MLS # A2341060



\$499,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	623 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this charming bungalow style character home in the sought-after inner-city community of Mount Pleasant NW. Situated on an R2-zoned 25' x 120' Lot. This property presents an exceptional opportunity for first-time homebuyers, developers, and investors alike. The home offers two bedrooms on the main floor plus an additional bedroom in the basement, providing comfortable living space today while offering the potential to hold and benefit from future redevelopment. First time buyers will appreciate the opportunity to get into an incredible inner-city location at an attractive price point, while investors and builders will recognize the potential to capitalize on the R2 Lot and future infill possibilities. Enjoy the character and charm of this bungalow, complete with a single detached garage, located on a quiet street close to SAIT, schools, shopping, parks, and other amenities. Priced to sell at under \$500,000, this is an outstanding opportunity to own in one of Calgary's established inner-city neighborhoods with both immediate livability and long term potential. Live in it.... Hold it.... Build on it.... The possibilities are here.