



GRASSROOTS
REALTY GROUP

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2731 & 2733, 2731 17 Street NW
Calgary, Alberta

MLS # A2344650



\$959,900

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,708 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Hardwood, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Pantry		

Inclusions: 2731 - Refrigerator, Range, Window Coverings, Shed2733 - Refrigerator, Range, Washer, Dryer, Window Coverings, Shed

2731 and 2733 17 Street NW is a full duplex on 8,041 square feet of R-C2 land in Capitol Hill, offered as one non-subdivided title. Both sides are included in the sale, and both will be vacant at possession. For an income buyer, this is two separate doors on a single title in one of Calgary's most reliably rented neighbourhoods. The University of Calgary, SAIT, Foothills Medical Centre and the Alberta Children's Hospital are all within minutes, and demand in this pocket has been steady for decades. With both units empty, rents are set at today's market rather than inherited from the last agreement. For a builder, the land is the opportunity. Roughly 41 feet of frontage opens to a wide, irregular parcel running about 131 feet back to the lane, one of the larger holdings on the block and still under single ownership. R-C2 zoning supports two dwelling units on the parcel, with secondary suite potential, and the side by side duplex use is already established here. All development is subject to City of Calgary approval and independent due diligence. No assembly to negotiate, and no tenancy to work around. There is also a middle path. Lease both sides while approvals and drawings run their course, then build on your own timeline. The setting supports either plan. The rear lane T's onto Confederation Park Golf Course, a few steps from the 9th green, on a quiet cul-de-sac lined with mature trees. Capitol Hill has held its value through every cycle Calgary has run, and inner-city parcels of this size rarely come to market undivided.