

\$799,900 - 2531 17a Street Nw, Calgary

MLS® #A2214153

\$799,900

3 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.12 Acres

Capitol Hill, Calgary, Alberta

Corner lot is ideally located in Capitol Hill. A five minute walk to Canmore Park, Confederation Golf Course & Walking/Bike paths. The home has 3 bedrooms up and a illegal 2 bedroom suite down. Long term tenants have been in the property and they would like to stay. Zoning on the lot is RCG so it is a perfect lot for future redevelopment. The bungalow features a newer furnace, newer roof on house, new garage door and opener. The house is in need of some major TLC down and is being sold "as is". Private fenced west backyard. Great holding property for Builder's & Investor's with income stream!

Built in 1952

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214153 |
| Price | \$799,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 952 |
| Acres | 0.12 |
| Year Built | 1952 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information



| | |
|-------------|--------------------|
| Address | 2531 17a Street Nw |
| Subdivision | Capitol Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M3S7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | Private Yard |
| Lot Description | Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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