

\$824,500 - 2412 17 Avenue Sw, Calgary

MLS® #A2256197

\$824,500

4 Bedroom, 2.00 Bathroom, 986 sqft
Residential on 0.14 Acres

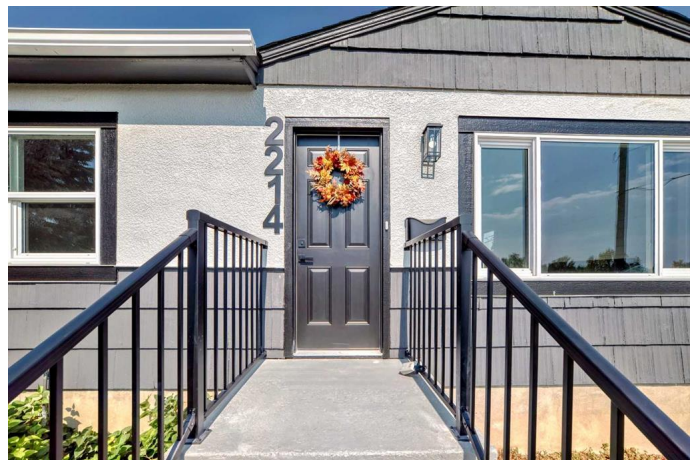
Scarboro/Sunalta West, Calgary, Alberta

Zoned H-GO.....Opportunities galore for this renovated 3 bedroom bungalow with a fully finished lower level with 2 more bedrooms and contained unit. This could be your new home, an investment property to rent , a holding property. ZONED H-GO .All new vinyl flooring throughout with new cabinetry, quartz counters, new appliances up and down, plus updated plumbing and mechanicals. Fully fenced backyard is now complete with a huge deck off the back door where you can sit in the evening and enjoy the city lights. Alley access is just to the east side of house allowing easier access to the large double garage. Cycle to work downtown...this house not only has views of downtown but public transportation or cycling is just out front. Yes this house is on 17 ave, but renovated inner city homes like this hardly ever come up and this could provide an affordable opportunity to live up and rent down. Show and go anytime

Built in 1952

Essential Information

MLS® #	A2256197
Price	\$824,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	986
Acres	0.14



Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2412 17 Avenue Sw
Subdivision	Scarboro/Sunalta West
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0G5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Built-In Refrigerator
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	16
Zoning	H-GO

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.