

# \$499,000 - 2916 17 Street Se, Calgary

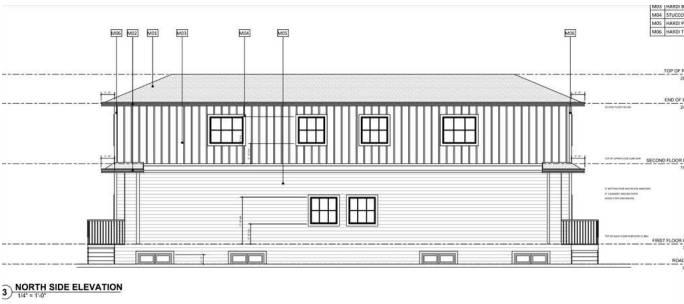
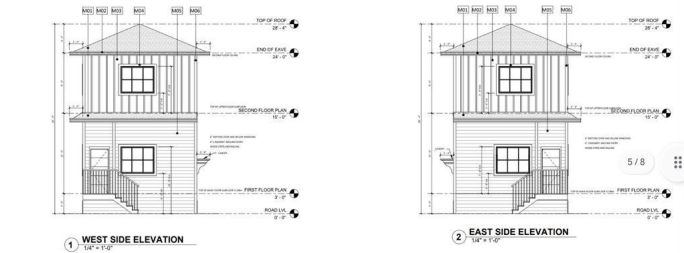
MLS® #A2234875

**\$499,000**

1 Bedroom, 1.00 Bathroom, 1,218 sqft  
Residential on 0.07 Acres

Inglewood, Calgary, Alberta

Attention Builders, Developers and Investors!  
Rare development opportunity in the sought-after community of Inglewood. DP APPROVED for back-to-back duplex including two legal basement suites (4 UNITS). Utilities have been disconnected and the DEMOLITION PERMIT has been APPROVED. Start building this season! Inside of the existing house has been demolished down to the studs, no asbestos to deal with. Located in one of Calgary's most vibrant neighborhoods, just 8 minutes to downtown, close to schools, parks, and the city's top entertainment and shopping districts. Don't miss your chance to build in a prime inner-city location with strong resale or rental potential.



Built in 1913

## Essential Information

MLS® #	A2234875
Price	\$499,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,218
Acres	0.07
Year Built	1913
Type	Residential
Sub-Type	Detached

Style	1 and Half Storey
Status	Active

### Community Information

Address	2916 17 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3W3

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Open Floorplan
Appliances	None
Heating	None
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, City Lot, Garden
Roof	Asphalt Shingle
Construction	Concrete, Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	64
Zoning	R-CG

### Listing Details

Listing Office	Grand Realty
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