



\$ 569,900.00

## 1308 17 AVENUE NW CALGARY

<https://paulbrinton.com>

**BUILDERS ALERT!!** 50'X120' R-CG Zoned building lot with a fantastic location for rental suites almost directly across the street from SAIT and walking distance the the LRT and North Hill Mall. This property is prime for redevelopment with great zoning already in place and a flat property to start working...

- 2 beds
- 1 bath
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1162127

**Type:** Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 17:47:14

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 11/20/21

**Lot size:** 5996 sq ft

**Year built:** 1946

**Parking:** Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Hardwood,Linoleum

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** As is where is

**Lot Features:** Back Lane,Level,Rectangular Lot

**Heating Type:** Forced Air,Natural Gas

**Total Parking:** 1

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Levels:** One

**Zoning:** R-CG



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 4

**Construction Materials:** Stucco,Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:** None

**Subdivision Name:** Capitol Hill

**Lot Size Acres:** 0.14

**List Price Square Foot:** \$ 691.50

**Photo Count:** 19

**Unit Exposure:** S

**Suite:** Suite - Illegal

**Frontage Metres:** 15.24M 50`0"

**Living Area SF:** 824.15

**Structure Type:** House

**Restrictions:** None Known

