



\$ 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 to 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

