



\$ 629,000.00

2730 17 STREET SE CALGARY

<https://paulbrinton.com>

**** Up Down Duplex built as such in 1958! ** Fully Renovated Property is in superb shape! Located on the quieter side of Inglewood near the Wildlands Park and Bird Sanctuary. A great Investment in exceptional clean condition with good Return on Investment. Featuring separate High-efficiency furnaces with separate air...**

- 6 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow, Up/Down

MLS ® #: A1159686

Type: Detached

Bedrooms: 6

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-11 02:27:05

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 11/11/21

Lot size: 4801 sq ft

Year built: 1958

Parking: 220 Volt Wiring, Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, Workshop in Garage

PROPERTY FEATURES

Garage YN: Yes

Flooring: Ceramic Tile, Linoleum

Exterior Features: Dog Run, Private Entrance

District: CAL Zone CC

Inclusions: None

Lot Features: Back Lane, Back Yard, Dog Run
Roof Type: Asphalt Shingle
Fenced In, Rectangular Lot

Heating Type: Forced Air, Natural Gas

Total Parking: 5

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

Fencing: Fenced

Cooling: None

Interior Features: No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub



PROPERTY INFORMATION

Basement: Finished, Full, Suite

Levels: One

Laundry features: Common Area, Lower Level

Zoning: R-C2

Transaction Type: For Sale

List Price Square Foot: \$ 568.56

Photo Count: 50

Rooms Above Grade: 5

Unit Exposure: W

Construction Materials: Stucco,Wood Frame

Suite: No

Foundation: Block,See Remarks

Frontage Metres: 12.20M 40`0"

Appliances: Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range,Refrigerator,Washer

Living Area SF: 1106.30

Subdivision Name: Inglewood

Structure Type: House

Lot Size Acres: 0.11

Restrictions: Airspace Restriction

