



THE
A-TEAM

**RE/MAX
FIRST**

2916 17 Street, Calgary T2G 3W3

MLS®#: **A2174126**

Area: **Inglewood**

Listing Date: **10/19/24**

List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **+\$54k, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1913**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,217**
Low Sqft:
Ttl Sqft: **1,217**

DOM

34
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **City Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace**
Sewer:
Ext Feat: **Dog Run,Garden,Private Entrance**

Construction: **Concrete,Mixed,Post & Beam,Wood Frame**
Flooring: **Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`10" x 4`3"	Dining Room	Main	10`9" x 10`6"
Living Room	Main	12`8" x 10`10"	Kitchen	Main	10`10" x 9`6"
3pc Bathroom	Second		Bedroom	Second	15`1" x 9`6"
Bedroom - Primary	Second	13`3" x 9`8"	Bedroom	Second	13`10" x 9`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **6700AN**

Zoning: **R-CG**

Remarks

Pub Rmks: **Prime Inglewood Opportunity - Perfect for Flippers, Renovators, & Builders Located in the heart of Calgary's beloved Inglewood, this 3,250 sq. ft. lot (25x130 ft) is a rare find! Inglewood is one of the city's most vibrant and historic neighborhoods, known for its unique character, trendy shops, and thriving arts scene. With the Bow River pathways, eclectic dining spots, and proximity to downtown, Inglewood offers both a rich history and modern convenience. This two-story home features 3 bedrooms, 1 bath, an oversized single detached garage, and a fully fenced backyard. The property is being sold "as is, where is," with demolition already completed—perfect for those looking to revitalize or build new. Whether you're a seasoned flipper, renovator, or builder, this blank canvas is ready for your creative vision. Act fast to be part of Inglewood's exciting growth!**

Inclusions: **none**
 Property Listed By: **Grand Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





