



THE A-TEAM

RE/MAX FIRST

1740 17 Avenue, Calgary T2M 0R9

MLS@#: A2179657 Area: Capitol Hill Listing 11/16/24 List Price: \$3,300,000
Status: Active County: Calgary Change: None Association: Fort McMurray



EXTERIOR 3D PERSPECTIVE - FOR DESIGN PURPOSE ONLY - N.T.S.

General Information

Prop Type: Multi-Family
Sub Type: 4 plex
City/Town: Calgary
Year Built: 2026
Lot Information
Lot Sz Ar: 5,995 sqft
Lot Shape:
Access:
Lot Feat:
Park Feat: Quad or More Detached

DOM

35
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:

Parking

Ttl Park: 4
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:
Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-header 'Legal/Tax/Financial'.

Title: Fee Simple
Legal Desc: 2864AF
Zoning: R-CG

Remarks

Pub Rmks: Capitol Hill! Exceptional investment opportunity,one-of-a-kind opportunity brand new infill 4-plex townhomes with 4 LEGAL BASEMENT SUITES with TWO BEDROOMS! Prime location, walking distance to Lions Park LRT, Schools(Capitol hill school), Shops(North Hill Shopping center) and amenities, close to SAIT and

University of Calgary. The main level featuring 9 feet ceiling, open-concept with living room, kitchen equipped with soft close closets cabinet, quartz countertop, stainless steel appliances, and a huge center island, dining and powder room.3 bedrooms upstairs with 9 feet ceiling, including a luxurious master suite, 2.5 bathrooms, and a laundry area. The fully finished 9 feet ceiling basement in each unit includes a legal suite with 2 bedroom, bathroom, separate laundry, and hydronic slab heating, ensuring optimal privacy and comfort for tenants. Addition: 4 single garage and separate storage shed is included! This is a perfect candidate for the CMHC MLI select program if desired by buyer. The listing price is subjected to GST, which is 100% refundable through the CRA GST/HST rebate program.

Inclusions:

n/a

Property Listed By:

Grand Realty

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