

\$1,135,000 - 4112 17 Street Sw, Calgary

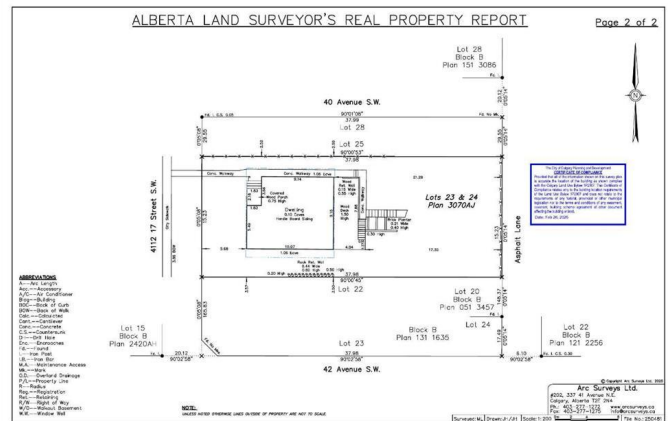
MLS® #A2204299

\$1,135,000

4 Bedroom, 2.00 Bathroom, 1,001 sqft
Residential on 0.14 Acres

Altadore, Calgary, Alberta

*****DREAM LOT ALERT*** 50X125**
WALKOUT LOT in sought after 17th Street in Altadore with back alley access For developers and investors, this lot is zoned R-CG, allowing for a multitude of development options, including the potential for four townhomes with basement suites for a total of eight units (subject to City approval). With its desirable walkout lot, back alley access, and proximity to River Park, this property is an exceptional opportunity for redevelopment or investment. Although viewings to the home is available, please note the house is being sold "as is where is" and price is based on Land Value only. Don't miss your chance to secure this rare find in Altadore.



Built in 1953

Essential Information

MLS® #	A2204299
Price	\$1,135,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

Community Information

Address 4112 17 Street Sw
Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T 4P6

Amenities

Parking Spaces 2
Parking Off Street

Interior

Interior Features No Smoking Home
Appliances None
Heating Forced Air
Cooling None
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features None
Lot Description Back Lane, Back Yard, Sloped Down
Roof Asphalt Shingle
Construction Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025
Days on Market 4
Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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