

\$899,000 - 2524 17a Street, Calgary

MLS® #A2268043

\$899,000

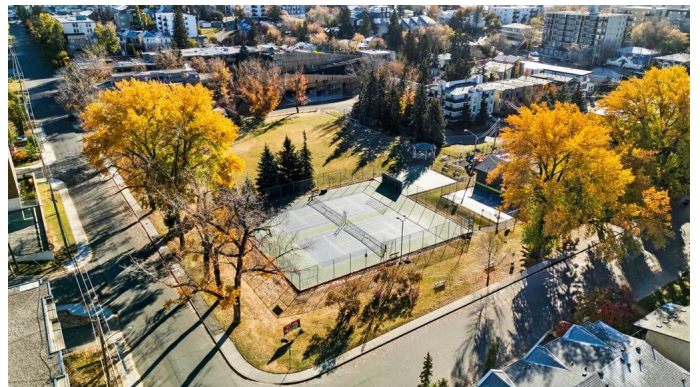
2 Bedroom, 1.00 Bathroom, 932 sqft

Residential on 0.11 Acres

Bankview, Calgary, Alberta

INVESTORS!!!! Exceptional redevelopment opportunity in the highly desirable inner city community of Bankview. This property sits on an expansive 50 ft x 100 ft (5,000 sq. ft.) lot perched on the hill, offering breathtaking city views and endless potential for investors, builders, or developers. The location provides the perfect canvas for your next luxury infill, multi unit development, or dream custom home. The existing structure is a teardown, but currently occupied by a tenant who is interested in staying, allowing for holding income while you work through design and permitting stages. Bankview is known for its vibrant character, mature trees, and proximity to downtown Calgary, Marda Loop, and 17th Avenue SW, offering future homeowners a lifestyle of convenience and urban appeal. Property Highlights: 50 ft x 100 ft (5,000 sq. ft.) lot with stunning downtown views, Ideal for redevelopment or long-term investment , Holding income potential with current tenant in place, Situated on a quiet street in a prime inner city location, Minutes to shopping, dining, parks, and transit, This is an outstanding opportunity to secure a premium building site in one of Calgary's most sought after neighborhoods. Whether you're planning your next project or looking for a strategic addition to your portfolio, this property delivers exceptional value and future upside.

Built in 1955



Essential Information

MLS® #	A2268043
Price	\$899,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	932
Acres	0.11
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	2524 17a Street
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2t 4s4

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Walk-In Closet(s)
Appliances	Microwave, Oven, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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