1308 17A Street NW

Calgary | Active | MLS® A2326155

$949,900









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

BUILD YOUR DREAM HOME ON AN EXCEPTIONAL 53' x 130' LOT IN ONE OF CALGARY'S MOST DESIRABLE INNER-CITY LOCATIONS. A rare opportunity to secure a generous building site with the space and flexibility to bring your own builder and create a home designed around your lifestyle, without added demolition costs. The location is hard to beat, offering the convenience of inner-city living while still providing the opportunity to build a substantial custom home. Enjoy quick access to downtown Calgary, SAIT, the shops, restaurants and cafés of Kensington, along with nearby schools, parks, pathways and major commuter routes.
With its impressive lot size and sought-after location, this property offers incredible potential for those looking to build and stay close to everything that makes inner-city Calgary so desirable. Bring your vision, choose your builder and take advantage of this opportunity to create something truly your own. Future development is subject to City of Calgary approvals, applicable land use regulations and building requirements.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2326155
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	6,178 sq. ft.
Lot Frontage:	53'
Bathrooms:	- (Full:-, Half:-)
Plan:	5625AC
Ensuite:	No
Garage:	No
City Quadrant:	Northwest
Community:	Hounsfield Heights/Briar Hill
Inclusions:	n/a
Restrictions:	None Known

Title to Land:	Fee Simple
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1308-17a-street-nw-calgary-a2326155/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.