2310 17 Street SW

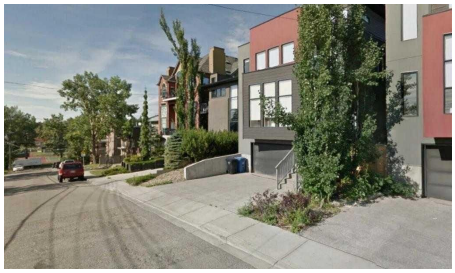
Calgary | Active | MLS® A2353173

$440,000









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

BARE LOT - BUILDERS & BUYERS - Nestled in a Bankview sweet-spot, Rare find opportunity to build your Dream home in Bankview, this lot offers several big advantages. The M-CG d72 land use designation opens the door to a larger build than everyday R-C2. Having 32' lot width, 'steps outside the box', an escape from narrow 25' RC-2 lots. And having no alley invites the rarity of an attached front drive garage. Convenient lock and leave style of lot. With the lot being cleared, there's significant demolition cost savings. Abundant inner city atmosphere, picturesque streetscape....the heritage feel blended with upscale development. Steps to fabulous Buckmaster Park and tennis.. Stroll to the bistro/boutique/services scene in Marda Loop or 17th Ave District.. One may wish to take advantage of the conditionally approved development permit Or use this as perspective for your own creation or simply step out on your own. Check it out - a delightful opportunity!

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2353173
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	2,112 sq. ft.
Lot Frontage:	32'
Bathrooms:	- (Full:-, Half:-)
Plan:	2011657
Ensuite:	No
Garage:	No
City Quadrant:	Southwest
Community:	Bankview (Calgary)
Inclusions:	N/A
Restrictions:	Utility Right Of Way

Title to Land:	Fee Simple
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Oct 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2310-17-street-sw-calgary-a2353173/

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

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