2522 17 Street SE

Calgary | Active | MLS® A2333305

$599,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1953**	**812.24 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to the sought-after community of Inglewood!
This original home is situated on a quiet street and backs directly onto a green space, making it an ideal opportunity for the developer with a vision or a buyer looking to customize their own space. Main Floor: Features two bedrooms, four-piece bath, a kitchen with dinette and a 14'x14' living room.
Lower Level: Partially developed with an additional bedroom and large windows throughout that provide abundant natural light. The 5274Square foot lot provides the perfect canvas.
Don’t delay-book your appointment today to see the potential this property holds.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333305
Bedrooms	3
Bathrooms	1
Year Built	1953
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	812.24 sq. ft.
Main Level Finished Area:	812.24 sq. ft.
Below Grade Finished Area:	812.24 sq. ft.
Acreage:	No
Lot Area:	5,274 sq. ft.

Lot Frontage:	44'
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	4
Year built:	1953 (Age: 73)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	6700AN
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Block, Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Lower Level
City Quadrant:	Southeast
Community:	Inglewood
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator
Inclusions:	none
Restrictions:	None Known
Main Floor	Living Room · 14' × 14' ·
Main Floor	Kitchen With Eating Area · 14'7" × 10'4" ·
Main Floor	Bedroom · 10' × 10' ·
Main Floor	Bedroom · 11' × 9' ·
Lower Level	Bedroom · 12' × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	Other
Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jul 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2522-17-street-se-calgary-a2333305/

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