2731 & 2733 2731 17 Street NW

Calgary | Active | MLS® A2344650

$959,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1959**	**1,708.35 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

2731 and 2733 17 Street NW is a full duplex on 8,041 square feet of R-C2 land in Capitol Hill, offered as one non-subdivided title. Both sides are included in the sale, and both will be vacant at possession.

For an income buyer, this is two separate doors on a single title in one of Calgary's most reliably rented neighbourhoods. The University of Calgary, SAIT, Foothills Medical Centre and the Alberta Children's Hospital are all within minutes, and demand in this pocket has been steady for decades. With both units empty, rents are set at today's market rather than inherited from the last agreement.

For a builder, the land is the opportunity. Roughly 41 feet of frontage opens to a wide, irregular parcel running about 131 feet back to the lane, one of the larger holdings on the block and still under single ownership. R-C2 zoning supports two dwelling units on the parcel, with secondary suite potential, and the side by side duplex use is already established here. All development is subject to City of Calgary approval and independent due diligence. No assembly to negotiate, and no tenancy to work around.

There is also a middle path. Lease both sides while approvals and drawings run their course, then build on your own timeline.

The setting supports either plan. The rear lane T's onto Confederation Park Golf Course, a few steps from the 9th green, on a quiet cul-de-sac lined with mature trees. Capitol Hill has held its value through every cycle Calgary has run, and inner-city parcels of this size rarely come to market undivided.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344650
Bedrooms	4
Bathrooms	3
Year Built	1959
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,708.35 sq. ft.
Main Level Finished Area:	1,708.35 sq. ft.
Below Grade Finished Area:	1,633.31 sq. ft.
Lot Area:	8,040 sq. ft.
Lot Frontage:	41'2½"
Front Exposure:	Southeast
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	1959 (Age: 67)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	4
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0
Plan:	4961HL
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame

Structure Type:	Duplex
Roof:	Shingle
Ensuite:	No
Flooring:	Concrete, Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, On Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Capitol Hill
Appliances:	See Remarks
Inclusions:	2731 - Refrigerator, Range, Window Coverings, Shed 2733 - Refrigerator, Range, Washer, Dryer, Window Coverings, Shed
Restrictions:	None Known
Main Floor	Living Room · 18'10" × 13'2" ·
Main Floor	Kitchen · 14'3" × 9'6" ·
Main Floor	Bedroom - Primary · 13' × 10'10" ·
Main Floor	Bedroom · 10'10" × 9'10" ·
Main Floor	Bedroom · 12'11" × 10'9" ·
Main Floor	Kitchen · 14'2" × 9'6" ·
Main Floor	Living Room · 18'9" × 13'2" ·
Main Floor	Bedroom - Primary · 10'9" × 9'9" ·
Main Floor	Storage · 6'10" × 3'3" ·

Basement	Game Room · 23'6" × 16'11" ·
Basement	Storage · 14'11" × 12'10" ·
Basement	Storage · 3'6" × 2'10" ·
Basement	Furnace/Utility Room · 16'9" × 10'4" ·
Basement	Other · 32'10" × 24'1" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Built-in Features, Laminate Counters, Pantry
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Cul-De-Sac, Front Yard
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2731-2733-2731-17-street-nw-calgary-a2344650/

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