# 2916 17 Street SE

Calgary | Active | MLS® A2334977

**$549,000**









## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Grand Realty

# A closer look

Attention Builders, Developers & Investors! Exceptional DP-Approved opportunity for 4 UNITS in Inglewood, one of Calgary’s most iconic and highly sought-after inner-city communities. Approved for a back-to-back duplex with two legal basement suites (4 units total), this project is truly shovel-ready.

The existing home has already been demolished, utilities have been disconnected, and the lot is cleared and ready for construction, allowing you to start building immediately and capitalize on this season.

Located just 8 minutes from downtown Calgary, Inglewood is renowned for its vibrant character, strong rental demand, and outstanding long-term appreciation. Residents enjoy an unbeatable lifestyle with river pathways, parks, schools, breweries, boutique shopping, live music venues, and some of Calgary’s top restaurants, all within walking distance. Convenient access to transit and major roadways further enhances its appeal for both homeowners and tenants.

This is a rare opportunity to develop in a mature, high-barrier inner-city neighborhood where new development opportunities are limited. Whether you're building for resale, long-term rental income, or your investment portfolio, this prime development site offers exceptional potential in one of Calgary’s most desirable communities.

Don't miss this rare chance to start building immediately in one of Calgary’s premier inner-city neighborhoods!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Land |
| **MLS® Num** | A2334977 |
| **Property Type:** | Land |
| **Property Sub Type:** | Residential Land |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Lot Area:** | 3,003 sq. ft. |
| **Lot Frontage:** | 25' |
| **Lot Details:** | 7.62mx36.66m(see survey) |
| **Bathrooms:** | - (Full:-, Half:-) |
| **Plan:** | 6700AN |

| | |
|---|---|
| **Ensuite:** | No |
| **Garage:** | No |
| **City Quadrant:** | Southeast |
| **Community:** | Inglewood |
| **Inclusions:** | none |
| **Restrictions:** | None Known |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Lot Features:** | Back Lane, City Lot, Level |
| **Access To Property:** | Back Alley Access, Direct Access, Paved Road, Public Transportation Nearby |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced, Partial |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | R-CG |
| **Listed Date:** | Aug 05, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2916-17-street-se-calgary-a2334977/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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information.