4535 17 Avenue NW

Calgary | Active | MLS® A2355674

$729,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1956**	**848.74 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Reduced to sell!! First time on the market!! Attention all developers and builders!! This excellent, centrally located property is situated on a very large 50x120 M-CG Multi-family zoned lot on a quiet street in the vibrant community of Montgomery! The house is being sold "as is where is". Very few undeveloped lots remain on this street that are zoned M-CG multi-family! Currently, the walk-out raised bungalow requires some cosmetic TLC but has lots of potential as a great holding property for future developments. There are two bedrooms on the main floor, plus a walk-out and very bright two-bedroom illegal suite on the lower floor. All appliances and chattels are included in "as is" condition. This is a fantastic inner-city location, only 5 minutes to the U of C, Foothills and Children's hospitals, a short 10-15 minute commute to downtown and easy access west to the mountains.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355674
Bedrooms	4
Bathrooms	2
Year Built	1956
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	848.74 sq. ft.
Main Level Finished Area:	848.74 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.

Lot Frontage:	50'1"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	1956 (Age: 70)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7545FN
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Block
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	2

Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Montgomery
Appliances:	None
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 13'9" × 11'10" ·
Main Floor	Kitchen With Eating Area · 11'10" × 10'10" ·
Main Floor	Family Room · 12'2" × 9'2" ·
Main Floor	Bedroom - Primary · 12'10" × 9'6" ·
Main Floor	Bedroom · 10'10" × 9'6" ·
Lower Level	Bedroom · 11'10" × 8'6" ·
Lower Level	Bedroom · 10'10" × 8'6" ·
Lower Level	Living Room · 13'9" × 10'10" ·
Lower Level	Kitchen With Eating Area · 11'2" × 10'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW

Zoning:	M-CG
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4535-17-avenue-nw-calgary-a2355674/

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