616 17 Avenue NW

Calgary | Active | MLS® A2341060

$499,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1912**	**623 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Welcome to this charming bungalow style character home in the sought-after inner-city community of Mount Pleasant NW. Situated on an R2-zoned 25' x 120' Lot. This property presents an exceptional opportunity for first-time homebuyers, developers, and investors alike.
The home offers two bedrooms on the main floor plus an additional bedroom in the basement, providing comfortable living space today while offering the potential to hold and benefit from future redevelopment. First time buyers will appreciate the opportunity to get into an incredible inner-city location at an attractive price point, while investors and builders will recognize the potential to capitalize on the R2 Lot and future infill possibilities. Enjoy the character and charm of this bungalow, complete with a single detached garage, located on a quiet street close to SAIT, schools, shopping, parks, and other amenities. Priced to sell at under $500,000, this is an outstanding opportunity to own in one of Calgary's established inner-city neighborhoods with both immediate livability and long term potential. Live in it.... Hold it.... Build on it.... The possibilities are here.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341060
Bedrooms	3
Bathrooms	1
Year Built	1912
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:	623 sq. ft.
Main Level Finished Area:	623 sq. ft.

Below Grade Finished Area:	531 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	4
Year built:	1912 (Age: 114)
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:	2934O
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1

Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 22'11" × 9'11" ·
Main Floor	Kitchen · 9'10" × 8'11" ·
Main Floor	Bedroom - Primary · 10'9" × 7'10" ·
Main Floor	Bedroom · 10'11" × 7'10" ·
Basement	Bedroom · 9'3" × 6'10" ·
Basement	Storage · 7'2" × 7' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Granite Counters, No Animal Home, No Smoking Home
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/616-17-avenue-nw-calgary-a2341060/

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