

4405 17 Avenue SE
Calgary, Alberta

MLS # A2184712



\$689,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	2 Storey		
Size:	837 sq.ft.	Age:	1956 (69 yrs old)
Beds:	2	Baths:	1
Garage:	RV Access/Parking, See Remarks, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	MU-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Attention Investors! Discover a prime handyman special on International Ave (17 Ave), offering excellent potential as a holding property. This bungalow, complete with a detached garage, sitting on a large Large 50'x114' MU-1 f4.5h20 zoned Lot holds great promise for commercial zoning opportunities. Don't miss out on the chance to transform this property into a lucrative investment. Call today to schedule your private viewing!