

\$699,900 - 1015 17 Avenue Se, Calgary

MLS® #A2248021

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4 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.06 Acres

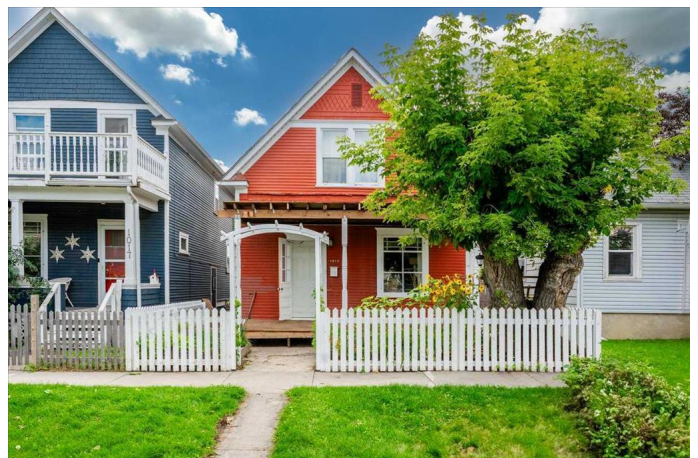
Ramsay, Calgary, Alberta

Major Price Improvement – Now \$699,900!
Investor Alert: 1015 17 Ave SE offers a rare turnkey opportunity in Ramsay with three self-contained fully rented suites, including a legal certified secondary suite, generating strong rental income and endless potential for live-up/rent-down or short-term rental strategies. This well-maintained character home sits steps from the future Green Line LRT, Inglewood's shops and restaurants, parks, and Bow River pathways—positioning it perfectly for long-term appreciation. The upper-level 1-bedroom suite features a private deck, clawfoot tub, and new LG laundry; the main-floor 2-bedroom suite offers a spacious kitchen with dishwasher and veranda; and the lower-level bachelor suite adds extra income with its own kitchenette and storage. With charming curb appeal, low-maintenance upgrades, and no heritage designation restrictions, this property is an ideal addition to any investor's portfolio or the perfect inner city dream home

Built in 1912

Essential Information

MLS® #	A2248021
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,444
Acres	0.06
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1015 17 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 2Z2

Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Soaking Tub, Track Lighting
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	33
Zoning	R-CG

Listing Details

Listing Office CIR Realty

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