\$899,000 - 2524 17a Street, Calgary

MLS® #A2268043

\$899,000

2 Bedroom, 1.00 Bathroom, 932 sqft Residential on 0.11 Acres

Bankview, Calgary, Alberta

INVESTORS!!!! Exceptional redevelopment opportunity in the highly desirable inner city community of Bankview. This property sits on an expansive 50 ft x 100 ft (5,000 sq. ft.) lot perched on the hill, offering breathtaking city views and endless potential for investors, builders, or developers. The location provides the perfect canvas for your next luxury infill, multi unit development, or dream custom home. The existing structure is a teardown, but currently occupied by a tenant who is interested in staying, allowing for holding income while you work through design and permitting stages. Bankview is known for its vibrant character, mature trees, and proximity to downtown Calgary, Marda Loop, and 17th Avenue SW, offering future homeowners a lifestyle of convenience and urban appeal. Property Highlights: 50 ft x 100 ft (5,000 sq. ft.) lot with stunning downtown views, Ideal for redevelopment or long-term investment, Holding income potential with current tenant in place, Situated on a quiet street in a prime inner city location, Minutes to shopping, dining, parks, and transit, This is an outstanding opportunity to secure a premium building site in one of Calgary's most sought after neighborhoods. Whether you're planning your next project or looking for a strategic addition to your portfolio, this property delivers exceptional value and future upside.







Essential Information

MLS® # A2268043 Price \$899,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 932
Acres 0.11

Type Residential Sub-Type Detached

Style 1 and Half Storey

1955

Status Active

Community Information

Address 2524 17a Street

Subdivision Bankview
City Calgary
County Calgary
Province Alberta
Postal Code t2t 4s4

Amenities

Year Built

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Walk-In Closet(s)

Appliances Microwave, Oven, Refrigerator

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed October 30th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office Real Broker

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