



**DJ Golden**  
**REAL ESTATE**

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**2412 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2256197**



**\$824,500**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Scarboro/Sunalta West  |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 986 sq.ft.             | <b>Age:</b>   | 1952 (73 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Views       |               |                   |

|                    |  |
|--------------------|--|
| <b>Heating:</b>    | Central, Natural Gas                             |
| <b>Floors:</b>     | Ceramic Tile, Vinyl                              |
| <b>Roof:</b>       | Asphalt Shingle                                  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full          |
| <b>Exterior:</b>   | Stucco   |
| <b>Foundation:</b> | Poured Concrete                                  |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters |

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** H-GO

**Utilities:** -

**Inclusions:** n/a

Zoned H-GO.....Opportunities galore for this renovated 3 bedroom bungalow with a fully finished lower level with 2 more bedrooms and contained unit. This could be your new home, an investment property to rent , a holding property. ZONED H-GO .All new vinyl flooring throughout with new cabinetry, quartz counters, new appliances up and down, plus updated plumbing and mechanicals. Fully fenced backyard is now complete with a huge deck off the back door where you can sit in the evening and enjoy the city lights. Alley access is just to the east side of house allowing easier access to the large double garage. Cycle to work downtown...this house not only has views of downtown but public transportation or cycling is just out front. Yes this house is on 17 ave, but renovated inner city homes like this hardly ever come up and this could provide an affordable opportunity to live up and rent down. Show and go anytime