# \$675,000 - 1015 17 Avenue Se, Calgary

MLS® #A2248021

### \$675,000

4 Bedroom, 3.00 Bathroom, 1,444 sqft Single Family on 0.06 Acres

Ramsay, Calgary, Alberta

Major Price Improvement & New Upgrades! Welcome to 1015 17 Avenue SE, a standout opportunity in the heart of Ramsayâ€"one of Calgary's most vibrant and walkable inner-city neighborhoods. Just steps from the future Green Line LRT, Inglewood's shops and restaurants, and the Bow River pathways, this well-maintained character home features three occupied units, offering incredible flexibility for investors or live-up/rent-down buyers. The owners have recently completed an impressive series of updates, making this home completely turnkey. Major improvements include a brand-new hail-rated roof with updated flashing, chimney replacement, and attic work, vermiculite testing and full remediation have been completed along with new insulation blown in to meet current code for energy efficiency. The plumbing system has been updated with new fixtures, vermiculite testing and full remediation have been completed, and the illegal top-suite bathroom has been refreshed with new flooring, tiling, and vanity. The exterior has also been beautifully revitalized with a rebuilt front porch complete with new soffits, deck, and banister. Each suite has its own charmâ€"from an illegal bright upper one-bedroom with private deck, to a legal spacious main-floor two-bedroom with veranda, and a legal cozy lower-level suite that includes upgrades such as sprinkler system, furnace and hot water heater checks as this property is Secondary Suite of City of Calgary







certified! With fantastic tenants already in place and consistent income, this property is ready to go. Blending character, modern upgrades, and a prime location, this is the ideal turnkey investment in one of Calgary's most desirable inner-city communities. Be the first to see it will all the new updates! (id:6289)

### Built in 1912

### **Essential Information**

Listing # A2248021 Price \$675,000

Bedrooms 4

Bathrooms 3.00
Square Footage 1,444
Acres 0.06
Year Built 1912

Type Single Family

Sub-Type Freehold

## **Community Information**

Address 1015 17 Avenue Se

Subdivision Ramsay
City Calgary
Province Alberta
Postal Code T2G2Z2

### **Amenities**

Amenities Park, Playground, Schools, Shopping

Features Back lane, Level

Parking Spaces 3

Parking Other, Parking Pad

#### Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer

Heating Natural gas Forced air

Cooling See Remarks

# of Stories 2
Has Basement Yes

### **Exterior**

Exterior Wood siding Construction Wood frame

Foundation Poured Concrete

### **Listing Details**

Listing Office CIR Realty





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Listing information last updated on November 2nd, 2025 at 10:46pm PST