

**2522 17 Street SE**  
**Calgary, Alberta**

**MLS # A2232494**



**\$595,000**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Inglewood                         |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | Bungalow                          |               |                   |
| <b>Size:</b>     | 817 sq.ft.                        | <b>Age:</b>   | 1953 (72 yrs old) |
| <b>Beds:</b>     | 2                                 | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Oversized, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, See Remarks |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Linoleum              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                     |                   |      |

**Inclusions:** NA

Situated on a generous 44' x 120' lot, this property is located in Inglewood, one of Calgary's most vibrant and sought-after neighborhoods. As one of the city's oldest communities, Inglewood offers timeless character with a dynamic, walkable lifestyle—just steps to Calgary's original main street, featuring an eclectic mix of boutique shops, cafes, and international cuisine. A small walk from the Elbow River through the Inglewood Wetlands, down the street from Colonel Walker School, Inglewood Tennis Courts and just minutes to Fort Calgary, the Calgary Zoo, and downtown, this location combines inner-city convenience with natural beauty and endless attractions. Surrounded by new infill developments, this property is ideal for a custom build or with some TLC a great start for any family. Endless possibilities await in this coveted inner-city gem. Large lots in Inglewood rarely come available—don't miss your chance to invest in one of Calgary's most iconic communities.