

2531 17a Street NW  
Calgary, Alberta

MLS # A2304874



## \$839,000

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Low Maintenance Landscape, Pr		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Vinyl Windows		

**Inclusions:** N/A

**CORNER LOT | DP APPROVED FOR 6 UNITS | LOCATED IN THE HEART OF CALGARY | DOUBLE DETACHED GARAGE | ILLEGAL BASEMENT SUITE | 3 BED UP + 2 BED DOWN | WEST BACKYARD** | Situated on a large corner lot, this property offers exceptional redevelopment potential in the highly sought-after community of Capitol Hill—right in the heart of the city. Zoned R-CG and DP-APPROVED, this lot opens the door to a TRIPLEX with 3 LEGAL SUITES (a total of 6 spacious units). The DP is approved for approximately 1400 sf AG units plus legal basement suites. The prominent corner positioning enhances design flexibility, accessibility, and overall project appeal—an ideal setup for builders and developers looking to maximize value. The existing home features an illegal basement suite and is combined with a highly desirable west-facing backyard which makes this property especially attractive. Capitol Hill is known its demand for rental and for its proximity to downtown Calgary, SAIT, the University of Calgary, transit, parks, and major amenities, making it a consistently desirable area for all. Opportunities like this—large corner lot, flexible zoning, and prime inner-city location—are rare. Whether you’re looking to build, hold, or generate income, this property checks all the boxes.