

# \$699,900 - 1015 17 Avenue Se, Calgary

MLS® #A2248021

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Major Price Improvement – Now \$699,900!  
Investor Alert: 1015 17 Ave SE offers a rare turnkey opportunity in Ramsay with three self-contained suites, including a legal certified secondary suite, generating strong rental income and endless potential for live-up/rent-down or short-term rental strategies. This well-maintained character home sits steps from the future Green Line LRT, Inglewood's shops and restaurants, parks, and Bow River pathways—positioning it perfectly for long-term appreciation. The upper-level 1-bedroom suite features a private deck, clawfoot tub, and new LG laundry; the main-floor 2-bedroom suite offers a spacious kitchen with dishwasher and veranda; and the lower-level bachelor suite adds extra income with its own kitchenette and storage. With charming curb appeal, low-maintenance upgrades, and no heritage designation restrictions, this property is an ideal addition to any investor's portfolio or the perfect inner city dream home

Built in 1912

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2248021  |
| Price      | \$699,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Square Footage | 1,444       |
| Acres          | 0.06        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1015 17 Avenue Se |
| Subdivision | Ramsay            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2G 2Z2           |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 3                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

### **Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Ceiling Fan(s), Soaking Tub, Track Lighting       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | Other                                             |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full, Suite                             |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony                           |
| Lot Description   | Back Lane, Level, Street Lighting |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame, Wood Siding           |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 21                |
| Zoning         | R-CG              |

**Listing Details**

Listing Office            CIR Realty

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