

# \$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 â€” 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, Inglewoodâ€™s shops and restaurants, parks, and Bow River pathwaysâ€”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 investorâ€™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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