

# \$699,888 - 540 17 Avenue Ne, Calgary

MLS® #A2231190

**\$699,888**

3 Bedroom, 2.00 Bathroom, 812 sqft

Residential on 0.16 Acres

Winston Heights/Mountview, Calgary, Alberta

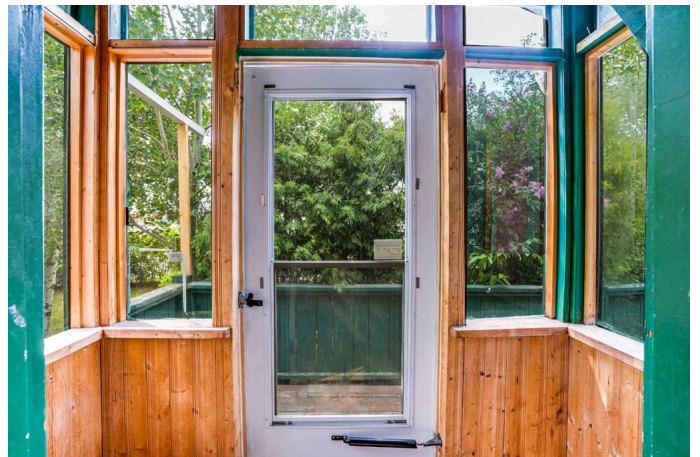
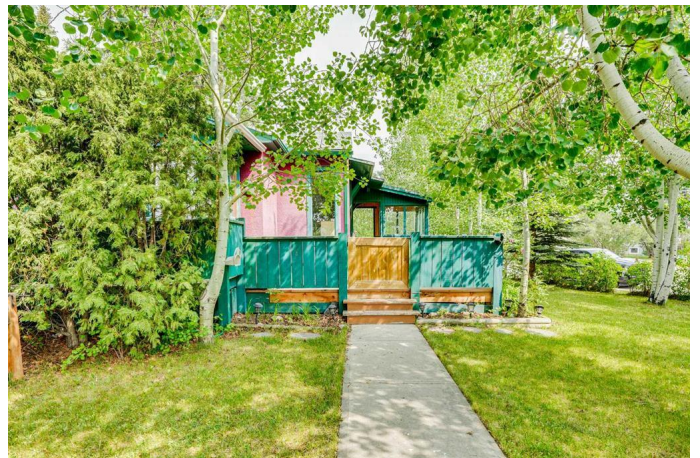
Investor Alert! Discover the endless potential of this solid bungalow on a massive corner lotâ€”complete with a LEGAL secondary basement suite! Whether you're looking to invest, redevelop, or live up and rent down, this property offers the perfect opportunity for the savvy investor.

Step onto the expansive wraparound front and side deck, or enjoy the private covered side patioâ€”perfect for entertaining or relaxing outdoors. Inside the main floor, you'll find updated laminate flooring, a renovated kitchen with ample cabinetry and a built-in dishwasher, fresh paint, new vinyl windows, and an upgraded 4-piece bathroom. Two spacious bedrooms complete the main level.

A new high-efficiency furnace provides independent climate control for the upper suite, ensuring year-round comfort.

Downstairs, the legal basement suite is fully registered with the City of Calgary and built to code, featuring its own dedicated high-efficiency furnace, a bright and open living area with room for a dining table, a generous bedroom with proper egress windows, and another full 4-piece bathroom.

The home is fully landscaped with a huge backyard and a single-car garage. The perfect holding property until you are ready to redevelop, this is one you donâ€™t want to



miss.

Built in 1948

### Essential Information

MLS® #	A2231190
Price	\$699,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	812
Acres	0.16
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	540 17 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1M1

### Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 14th, 2025
Days on Market	25
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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