

# \$600,000 - 2522 17 Street Se, Calgary

MLS® #A2232494

**\$600,000**

2 Bedroom, 1.00 Bathroom, 817 sqft

Residential on 0.12 Acres

Inglewood, Calgary, Alberta

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.

Built in 1953

## Essential Information

MLS® # A2232494

Price \$600,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	817
Acres	0.12
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2522 17 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3V9

### **Amenities**

Parking Spaces	3
Parking	Oversized, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	58
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.