\$164,900 - 207, 4908 17 Avenue Se, Calgary

MLS® #A2227986

\$164,900

1 Bedroom, 1.00 Bathroom, 584 sqft Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Welcome to an exceptional opportunity in the heart of revitalizing Forest Lawn! Whether you're looking for affordability or an investor seeking rental income, this bright and functional 1-bedroom condo is a perfect fit. This large unit offers a spacious open layout with an inviting living area, a charming Juliet balcony, and a functional kitchen featuring a breakfast bar and ample cabinetry. The neutral colour palette complements any d©cor style. Additional highlights include in-suite laundry, in-suite storage room, a large dedicated storage locker, and underground heated parking! Conveniently located steps from transit, schools, parks, and shopping, this building is also part of the city's International Avenue redevelopment plan â€" positioning it for long-term value growth. The building is well maintained and will receive additional upgrades this year utilizing the well-funded reserve fund. With a great entry price point and previous rent at \$1350 per month, this fantastic investment opportunity provides the buyer an opportunity for strong cashflow and rate of return. Contact me for your free investor evaluation of this property and see how this is the property you've been looking for! Don't miss this chance to own a piece of Calgary real estate with upside.







Built in 1977

Essential Information

MLS® # A2227986 Price \$164,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 584

Acres 0.00

Year Built 1977

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 207, 4908 17 Avenue Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2A 0V4

Amenities

Amenities Secured Parking, Trash, Snow Removal, Storage

Parking Spaces 1

Parking Heated Garage, Stall, Underground

of Garages 1

Interior

Interior Features Breakfast Bar, See Remarks

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer

Stacked

Heating Forced Air, Natural Gas

Cooling None

of Stories 2

Exterior

Exterior Features None

Roof Tar/Gravel

Construction Stucco, Wood Frame

Additional Information

Date Listed June 5th, 2025

Days on Market 9

Zoning MU-2 f3.0h16

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Solutions

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