

# \$1,600,000 - 5113 17 Avenue Nw, Calgary

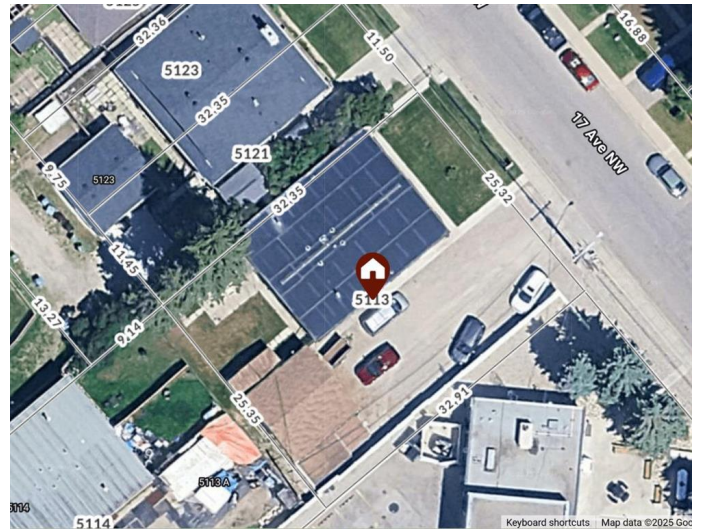
MLS® #A2232780

**\$1,600,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.20 Acres

Montgomery, Calgary, Alberta

Price reduced by \$200,000! This lot is 8890sqft +/- it lends itself to be a great redevelopment potential for up to 20 units with underground parking; This property has an estimated income of \$7000/month before expenses. Montgomery is a vibrant community that is changing; there are numerous new redevelopments throughout this community and still has a lot of growth potential due to the location; close to DT and all direct throughfares.



## Essential Information

MLS® #	A2232780
Price	\$1,600,000
Bathrooms	0.00
Acres	0.20
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	5113 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B0P8

## Additional Information

Date Listed	June 20th, 2025
Days on Market	71
Zoning	R-CG

## **Listing Details**

Listing Office	Royal LePage Solutions
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