

# \$697,900 - 1015 17 Avenue Se, Calgary

MLS® #A2248021

**\$697,900**

4 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Welcome to 1015 17 Avenue SE, a standout opportunity in the heart of Ramsay—one of Calgary’s most vibrant and walkable inner-city neighborhoods. Just steps from the future Green Line LRT, Inglewood’s shops and restaurants, and the Bow River pathways, this well-maintained character home features three self-contained, fully occupied suites, offering incredible flexibility for investors or live-up/rent-down buyers. The owners have recently completed an impressive series of updates, making this home completely turnkey. Major improvements include a brand new hail-rated roof with updated flashing, chimney replacement, and attic work, vermiculite testing and full remediation have been completed along with new insulation blown in to meet current code for energy efficiency. The plumbing system has been updated with new fixtures, vermiculite testing and full remediation have been completed, and the top-suite bathroom has been refreshed with new flooring, tiling, and vanity. The exterior has also been beautifully revitalized with a rebuilt front porch complete with new soffits, deck, and banister. Each suite has its own charm—from a bright upper one-bedroom with private deck, to a spacious main-floor two-bedroom with veranda, and a cozy lower-level suite that includes upgrades such as sprinkler system, furnace and hot water heater checks as this property is Secondary Suite of City of Calgary certified! With fantastic tenants already in place and



consistent income, this property is ready to go. Blending character, modern upgrades, and a prime location, 1015 17 Avenue SE is the ideal turnkey investment in one of Calgary’s most desirable inner-city communities.

Built in 1912

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248021    |
| Price          | \$697,900   |
| 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        | Off Street, Alley Access, 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     | Full |

## 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 | 74                |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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