

\$169,900 - 207, 4908 17 Avenue Se, Calgary

MLS® #A2227986

\$169,900

1 Bedroom, 1.00 Bathroom, 584 sqft

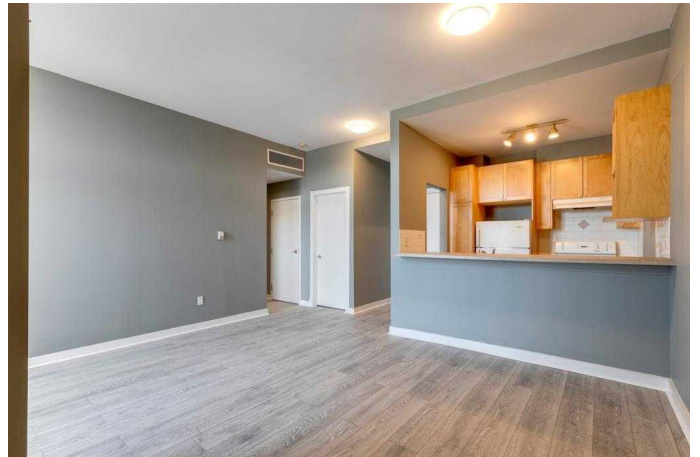
Residential on 0.00 Acres

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 décor 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 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 | \$169,900 |
| 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, Snow Removal, Storage, Trash |
| 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 | 14 |
| Zoning | MU-2 f3.0h16 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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