

\$712,000 - 1015 17 Avenue Se, Calgary

MLS® #A2248021

\$712,000

4 Bedroom, 3.00 Bathroom, 1,444 sqft
Residential on 0.06 Acres

Ramsay, Calgary, Alberta

Major Price Improvement! Welcome to 1015 17 Ave SE, a rare opportunity to own a beautifully maintained character home in the vibrant inner-city community of Ramsay—just steps from future Green Line LRT access, trendy Inglewood shops, parks, and the Bow River pathways. This property offers three self-contained units, making it an ideal investment or live-up/rent-down opportunity. No headaches with this property that has a legal CERTIFIED secondary suite! The options are endless.

The upper-level suite is a bright 1-bedroom retreat featuring a charming clawfoot tub, gas stove, private deck, and new LG washer/dryer. The main floor 2-bedroom suite boasts a spacious kitchen with dishwasher, built-in storage, porch, and veranda. The lower-level bachelor suite offers cozy living with its own kitchenette, portable washer, shared dryer, and storage shed and a built-in sprinkler system.

Brimming with historic charm, the home showcases crown mouldings, a white picket fence, and lush gardens, offering all the romance of a heritage property—without the restrictions of formal designation. Fun fact: this home has a brush with fame, having been featured in television productions and once owned by a beloved Calgary personality.

Whether you're looking to invest in a



cash-flowing property or own a piece of Ramsay's character-filled streetscape, this one is truly special and won't last.

Built in 1912

Essential Information

MLS® #	A2248021
Price	\$712,000
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, Parking Pad, Alley Access

Interior

Interior Features	Ceiling Fan(s), Soaking Tub, Track Lighting
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full, Suite

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	7
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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