

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

MLS® #A2227986

**\$169,900**

1 Bedroom, 1.00 Bathroom, 584 sqft

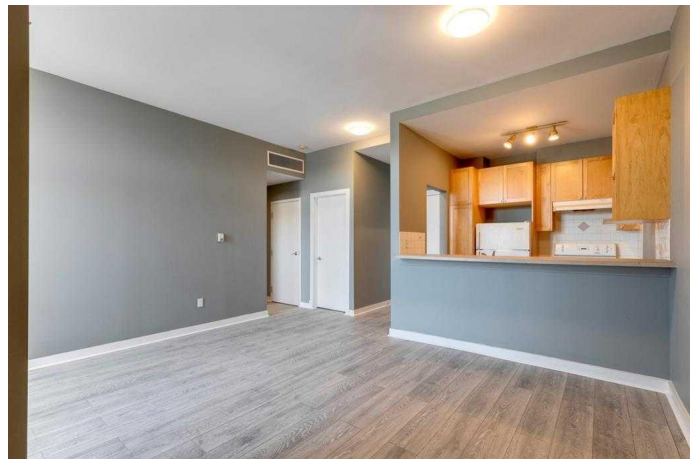
Residential on 0.00 Acres

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	12
Zoning	MU-2 f3.0h16
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.