

# \$749,900 - 901 17 Avenue Nw, Calgary

MLS® #A2212075

**\$749,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.13 Acres

Mount Pleasant, Calgary, Alberta

This land is offering the best land use zoning in town. Base on the information from the development department (in 2025) from City hall and land use zoning rull this lot is allowed to build at least 3 townhouses plus 3 legal suite basements, or up to an 11 unit apartment, or have your office on main and live upstairs (buyers please verify this information). INNER CITY LOT NEXT TO THE SMALL PARK. M-X2 ZONING. EXCELLENT LOCATION, CLOSE TO SAIT, C-TRAIN, BUSES, SCHOOLS, RESTAURANTS, SHOPPING MALL, SHOPS, SUPERMARKET, AND DOCTORS OFFICE...



## Essential Information

MLS® #	A2212075
Price	\$749,900
Bathrooms	0.00
Acres	0.13
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	901 17 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta

Postal Code            T2M 0P3

### **Additional Information**

Date Listed            April 15th, 2025

Days on Market       132

Zoning                 M-X2

### **Listing Details**

Listing Office           Grand Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.