

# \$1,800,000 - 5113 17 Avenue Nw, Calgary

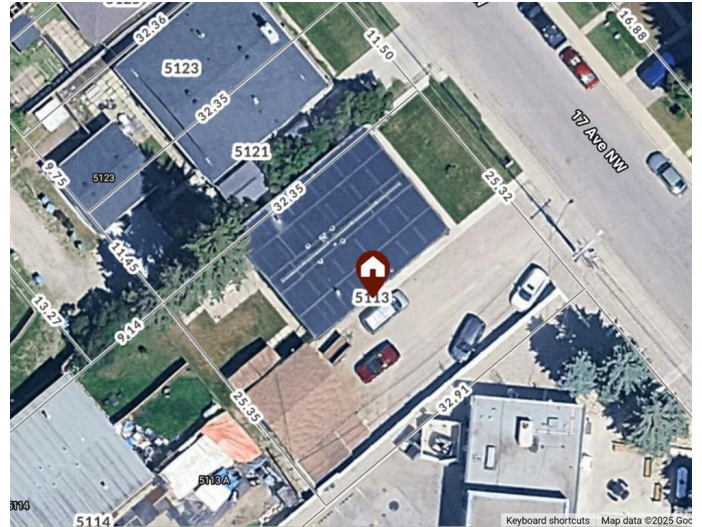
MLS® #A2232780

**\$1,800,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.20 Acres

Montgomery, Calgary, Alberta

This lot is 8890sqft +/- it lends itself to be a great redevelopment potential for up to 20 units with underground parking; This property has an estimated income of \$7000/month before expenses. Montgomery is a vibrant community that is changing; there are numerous new redevelopments throughout this community and still has a lot of growth potential due to the location; close to DT and all direct throughfares.



## Essential Information

MLS® #	A2232780
Price	\$1,800,000
Bathrooms	0.00
Acres	0.20
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	5113 17 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B0P8

## Additional Information

Date Listed	June 20th, 2025
-------------	-----------------

Days on Market	66
Zoning	R-CG

## **Listing Details**

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

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.