

# \$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        194  
Zoning                  M-X2

**Listing Details**

Listing Office           Grand Realty

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