

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

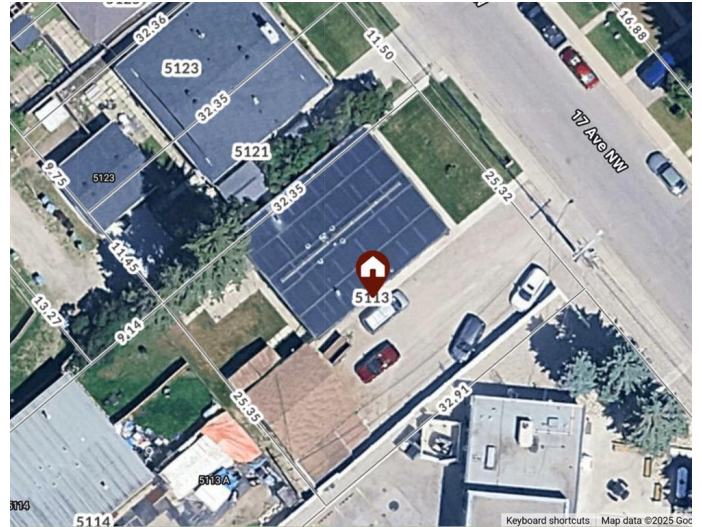
MLS® #A2232780

**\$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 | 57   |
| Zoning         | R-CG |

## Listing Details

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

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