

2848, 24 Street NW
Calgary, Alberta

MLS # A2319547



\$875,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1955 (71 yrs old)
Beds:	6	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Banff Trail - Your Ideal Development Opportunity, subject to the City of Calgary approval. Nestled in the highly sought-after district of Banff Trail, this property boasts a prime location just blocks from the Confederation Park, William Aberhart High School, & Cole Banff Trail and the University of Calgary. There are plenty of shopping centres nearby and is conveniently situated approximately 6 kilometres from downtown Calgary, where you can enjoy the perfect blend of tranquillity and urban accessibility. Embrace this 50' frontage property with R-CG zoning, offering an ideal canvas for new development projects subject to the City of Calgary approval. A rear detached single garage provides ample storage space, hobbies, or workshop needs. Adjacent to the garage is a triple gravel parking pad, enhancing convenience and functionality for residents and guests alike. This property features an older home with a three-bedroom illegal basement suite. With its solid foundation and existing structure, capitalize on the opportunity to renovate or reimagine the space to suit your preferences and lifestyle. Experience the vibrant community atmosphere of Banff Trail, characterized by its friendly neighbourhoods, nearby schools, and local amenities. Contact your favourite Agent for a viewing today and seize the chance to transform this property into your urban oasis in one of Calgary's most desirable neighbourhoods.