587-899-3773
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1523 24 Avenue NW
Calgary, Alberta

MLS # A2352474

$524,800

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,011 sq.ft.	**Age:**	1962 (64 yrs old)
Beds:	2	**Baths:**	1
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Sloped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home		

Inclusions: N/A

A golden opportunity to own an inner-city property in sought-after Capitol Hill! This well-cared-for half duplex sits on an expansive 26' x 134' south-exposure lot directly across from the beautifully maintained Confederation Park Golf Course. While the home has not undergone recent cosmetic updates, several important improvements have been completed over the years, including replacement of the main-floor windows, exterior doors, furnace and hot water tank. Original oak hardwood lies beneath the carpets, complemented by like new, never-painted fir doors, trim and baseboards. The lower level has only one developed room, offering excellent potential to design and finish the space to suit your needs. Parking is excellent, with a double tandem front driveway, a single front under-drive garage and a double detached garage with lane access. Although the lot slopes from back to front, the backyard is flat and features a concrete retaining wall with stairs leading to the detached garage. This property has been owner-occupied for many years and has not been used as a rental. The neighbouring property is currently owner-occupied by a longtime owner. Enjoy an unbeatable location just minutes from downtown, the University of Calgary and SAIT, with Confederation Park's beautiful pathways are only steps away. Why rent when you can renovate, personalize and make this home your own? This is an exceptional opportunity to invest in both real estate and lifestyle. The property is believed to be in sound condition; however, the Estate is selling it in "AS IS" condition. A new Real Property Report has been ordered.

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