

\$1,100,000 - 1913 24 Avenue Nw, Calgary

MLS® #A2245394

\$1,100,000

1 Bedroom, 1.00 Bathroom, 1,468 sqft

Residential on 0.17 Acres

Banff Trail, Calgary, Alberta

Investors! Upper 3 BEDROOM TWO STOREY CUSTOM HOME WITH LEGAL SEPARATE ENTRY 2 BEDROOM SUITE- Introducing a rare opportunity to secure your financial future in the heart of Capitol Hill. Investors will delight in the potential this property holds, as Capitol Hill stands as a testament to Calgary's burgeoning real estate market. With 4 units in this prime location, you're not just acquiring a home; you're securing a stake in Calgary's future. For those keen on rental income, look no further than the comparables on platforms like RentFaster to witness the lucrative potential that awaits. Capitol Hill's popularity ensures a steady stream of tenants eager to experience tranquility of the area while being just walking distance from 2 of Calgary's best schools, U OF C AND SAIT, for post secondary education. One of the most enticing aspects of this luxury 4 unit duplex is its status as a new build. Say goodbye to the worries of constant repairs and maintenance that older properties often demand. With a fresh construction, you're not only giving contemporary living experience for your tenants but also buying yourself years of peace of mind. Your investment can thrive without the headaches that come with aging properties, as the construction quality and warranty offer a cushion against unexpected expenses. CONTACT YOUR REALTOR OR MESSAGE DIRECTLY FOR SPECIFICATIONS AND FURTHER DRAWING DETAILS.



Built in 1951

Essential Information

MLS® #	A2245394
Price	\$1,100,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,468
Acres	0.17
Year Built	1951
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1913 24 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1Z4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), See Remarks
Heating	Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Barbecue, Private Yard
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame, ICFs (Insulated Concrete Forms), See Remarks
Foundation	Poured Concrete, ICF Block

Additional Information

Date Listed	August 2nd, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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