

\$849,000 - 1913 24 Avenue Nw, Calgary

MLS® #A2254712

\$849,000

6 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.17 Acres

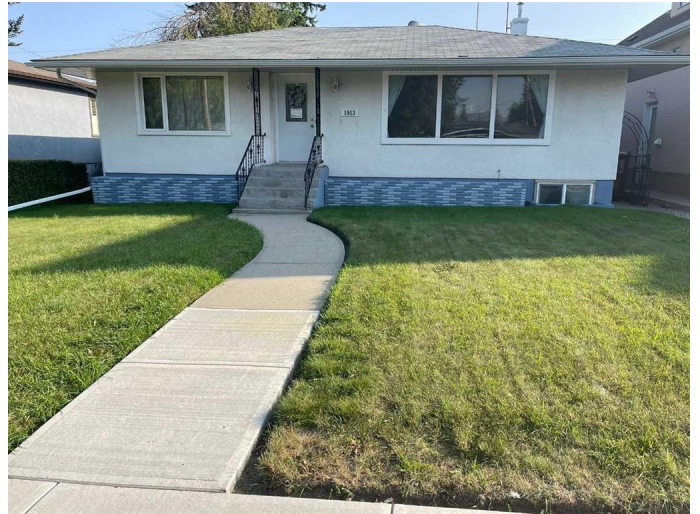
Banff Trail, Calgary, Alberta

INVESTOR ALERT!!! Current bungalow with finished basement. Investors will delight in the potential this property holds, as Capitol Hill stands as a testament to Calgary's burgeoning real estate market. You are not just acquiring a home, you're securing a stake in Calgary's future. 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. Subject to municipal by-laws. **CONTACT YOUR REALTOR OR MESSAGE DIRECTLY** to view the potential of this property. Six bedroom home currently generating \$4000.00 / month revenue. Home owner has 3 different sets of development permit drawings available. Subject to municipal by-laws. Priced to **SELL!**

Built in 1951

Essential Information

MLS® #	A2254712
Price	\$849,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,468
Acres	0.17
Year Built	1951
Type	Residential



Sub-Type	Detached
Style	Bungalow
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, See Remarks, Stove(s)
Heating	Forced Air, See Remarks
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

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

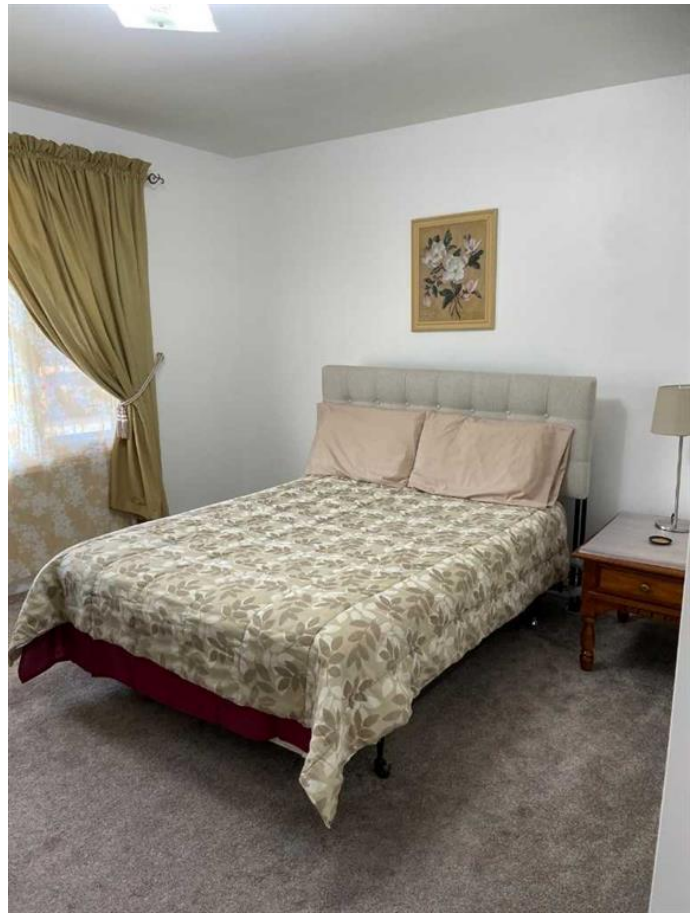
Additional Information

Date Listed	September 5th, 2025
Days on Market	56
Zoning	R-CG

Listing Details

Listing Office

CIR Realty



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.