

**2204 24 Avenue NW**  
**Calgary, Alberta**

**MLS # A2194894**



**\$824,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Dishwasher, Electric Stove (2), Refrigerator (2), Washer/Dryer (2), Window Coverings ALL

**Investor/Developer Alert!** A rare opportunity in the highly sought-after community of Banff Trail! This property presents a prime investment for those looking to hold for redevelopment in a rapidly growing area. The 50x120 ft lot, zoned RC-2, offers unmatched potential for multi-family or custom development. Situated just minutes from downtown Calgary, this location is a developer's dream with easy access to major amenities and key institutions. You're steps from the University of Calgary, SAIT, North Hill Mall, McMahon Stadium, and renowned medical facilities including Foothills and Children's Hospitals. The property also offers proximity to parks, the University District, and a range of recreational amenities. Across from Branton Junior High School, and close to Ecole Banff Trail Elementary & William Aberhart High School, the site offers excellent access to public transportation, with both Banff Trail (9-min walk) and Lion's Park (20-min walk) C-train stations nearby. With access to both U of C and SAIT within minutes, this location is ideal for future tenants or buyers seeking easy transit. This 1200 sq. ft. character bungalow is consistently rented, making it a solid income-producing property in the meantime, but its true value lies in the unlimited redevelopment potential offered by the lot size and location. The home includes three spacious bedrooms, a full bathroom, and a lower level with separate access, a second kitchen, bedroom, bathroom, and laundry. A single garage and rear laneway add further development possibilities. With its exceptional location and unmatched redevelopment potential, this is a rare opportunity you don't want to miss. Schedule your viewing today to explore the future possibilities of this incredible property!