

# \$899,000 - 1913 24 Avenue Nw, Calgary

MLS® #A2254712

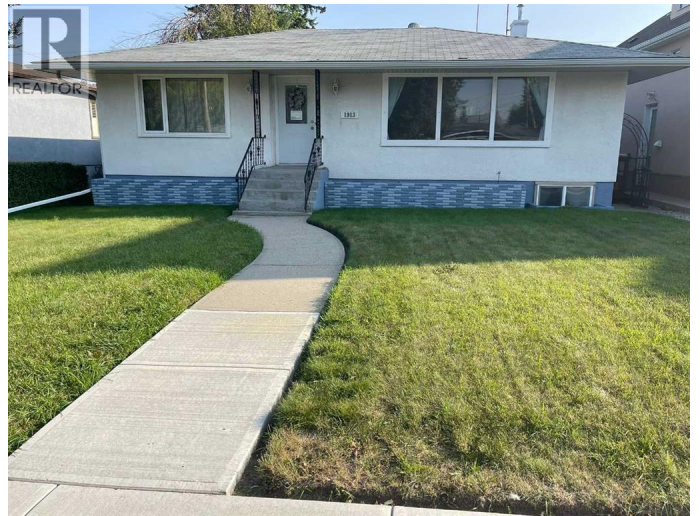
**\$899,000**

6 Bedroom, 3.00 Bathroom, 1,468 sqft

Single Family 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. CONTACT YOUR REALTOR OR MESSAGE DIRECTLY to view the potential of this property. Six bedroom home currently generating of 4k a month in rent. Home owner has 3 different sets of development permit drawings available. (id:6289)



Built in 1951

## Essential Information

Listing #	A2254712
Price	\$899,000
Bedrooms	6
Bathrooms	3.00
Square Footage	1,468
Acres	0.17
Year Built	1951
Type	Single Family
Sub-Type	Freehold

## Community Information

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

### Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Treed, See remarks, Back lane, PVC window, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Microwave Range Hood Combo, See remarks
Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Concrete, See Remarks
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame, ICF Block
Foundation	See Remarks, Poured Concrete

### Listing Details

Listing Office	CIR Realty
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