

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

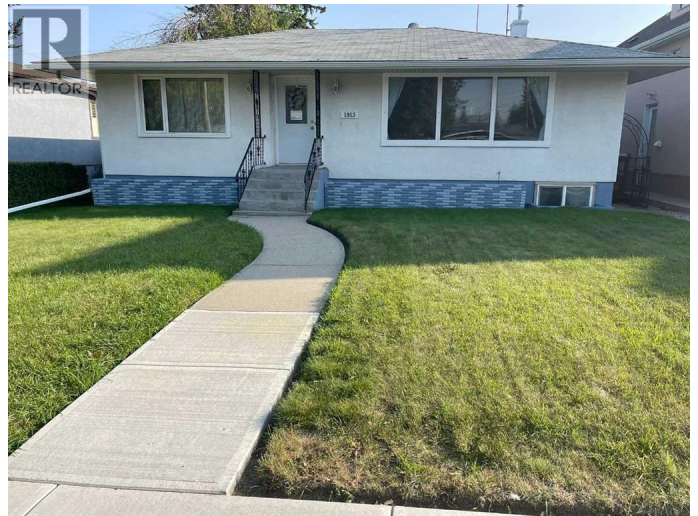
MLS® #A2254712

\$849,000

6 Bedroom, 3.00 Bathroom, 1,468 sqft
Single Family on 0.17 Acres

Banff Trail, Calgary, Alberta

Prime Investor Alert: Cash Flow & Development Potential in Capitol Hill - Instant Cash Flow with unrivaled potential and Unbeatable location!! Secure your stake in Calgary's burgeoning real estate market with this phenomenal bungalow in highly coveted Capitol Hill. This isn't just acquiring a home; it's securing a proven income-generating machine that immediately yields exceptional returns while simultaneously offering massive future upside. Step into immediate profitability! The existing six-bedroom configuration, complete with a finished basement, is currently generating a remarkable \$4,000.00 per month in rental revenue—a robust cash flow that covers your costs from day one. The demand for this address is unparalleled; you'll enjoy a steady, high-quality stream of tenants eager for the tranquility of Capitol Hill, all while being just steps away from two of Calgary's most prestigious post-secondary institutions: the University of Calgary (U of C) and SAIT. Crucially, the long-term value is locked in the land. The savvy current owner has already invested in the future by completing three distinct sets of development permit drawings. This preparation allows the next owner to immediately choose their ideal exit strategy, whether it be an infill, duplex, or a fully legalized multi-suite conversion, maximizing the return on investment (all subject to municipal by-laws). This property is perfectly positioned for the investor looking for the rare combination of strong current cash flow and



significant future appreciation. This is a Priced to SELL opportunityâ€”a chance to own a true piece of Calgary's future. Don't delay - contact us today to unlock the full development and financial potential this property holds!. 24th Avenue has special zoning and the City will allow 3 storey multi-family buildings/ apartments. Priced to SELL - CALL TODAY!
(id:6289)

Built in 1951

Essential Information

Listing #	A2254712
Price	\$849,000
Bedrooms	6
Bathrooms	3.00
Square Footage	1,468
Acres	0.17
Year Built	1951
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

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
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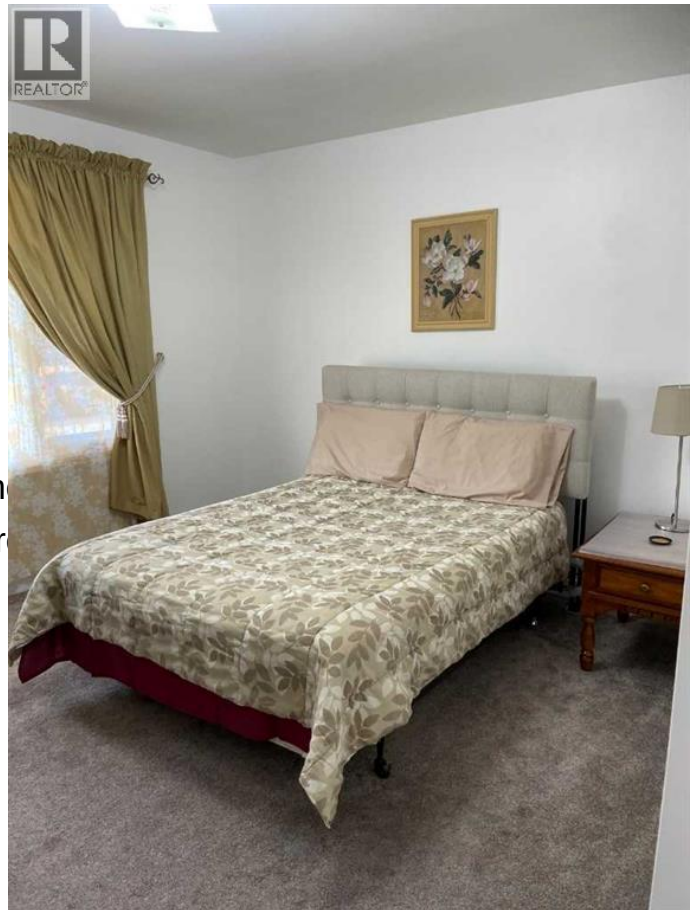
	Combo, See remarks
Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

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

Listing Details

Listing Office	CIR Realty
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Listing information last updated on November 5th, 2025 at 6:31am CST