

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

MLS® #A2254712

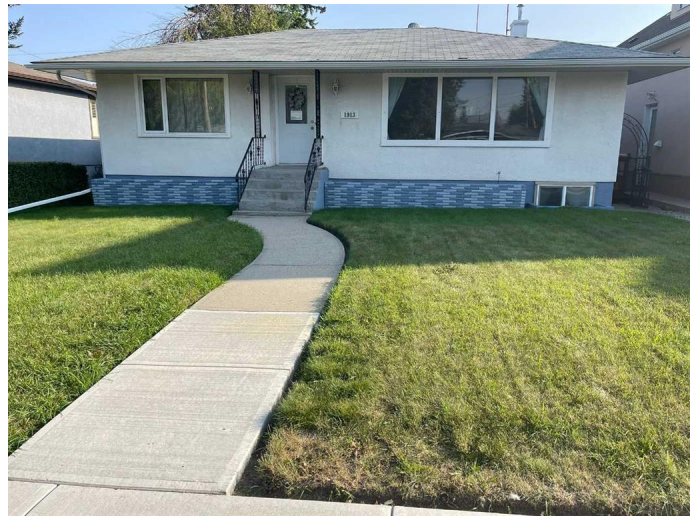
\$849,000

6 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.17 Acres

Banff Trail, Calgary, Alberta

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!

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 Ceiling, Walk-In Closet(s), Separate E
Appliances	Dishwasher, Electric Stove, Refrigerator, See Remarks, 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, Lev
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete Forms), See Remarks
Foundation	Poured Concrete, ICF Block

Additional Information

Date Listed	September 5th, 2025
Days on Market	60
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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