

# **\$1,100,000 - 1913 24 Avenue Nw, Calgary**

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MLS® #A2245394

**\$1,100,000**

1 Bedroom, 1.00 Bathroom, 1,468 sqft

Residential on 0.17 Acres

Banff Trail, Calgary, Alberta

Investors! Upper 3 BEDROOM TWO STOREY CUSTOM HOME WITH LEGAL SEPARATE ENTRY 2 BEDROOM SUITE- Introducing a rare opportunity to secure your financial future in the heart of Capitol Hill. Investors will delight in the potential this property holds, as Capitol Hill stands as a testament to Calgary's burgeoning real estate market. With 4 units in this prime location, you're not just acquiring a home; you're securing a stake in Calgary's future. For those keen on rental income, look no further than the comparables on platforms like RentFaster to witness the lucrative potential that awaits. 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. One of the most enticing aspects of this luxury 4 unit duplex is its status as a new build. Say goodbye to the worries of constant repairs and maintenance that older properties often demand. With a fresh construction, you're not only giving contemporary living experience for your tenants but also buying yourself years of peace of mind. Your investment can thrive without the headaches that come with aging properties, as the construction quality and warranty offer a cushion against unexpected expenses. CONTACT YOUR REALTOR OR MESSAGE DIRECTLY FOR SPECIFICATIONS AND FURTHER DRAWING DETAILS.



Built in 1951

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245394               |
| Price          | \$1,100,000            |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,468                  |
| Acres          | 0.17                   |
| Year Built     | 1951                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| 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, Stove(s), See Remarks          |
| Heating           | Forced Air, Natural Gas, See Remarks                                                                    |
| Cooling           | Central Air                                                                                             |
| Has Basement      | Yes                                                                                                     |
| Basement          | Exterior Entry, Full, Suite                                                                             |

## Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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