



# 812 24 Avenue Calgary Alberta

\$789,999

CALLING ALL INVESTORS, DEVELOPERS, AND SAVVY BUYERS seeking an incredible opportunity in Mount Pleasant. This GORGEOUS bungalow sits on a MASSIVE 46 x 120 FT RC-2 lot, just a short walk to Confederation Park. Situated on a quiet, well-developed street with beautiful homes, this property is currently rented, making it an ideal investment property or mortgage helper. The layout is perfect for live up, rent down with separate living spaces. For developers, this is the perfect BUY & HOLD opportunity--collect rent while planning your next inner-city masterpiece! Looking for downtown views? Any new development on this lot will capture stunning city views. The charming tree-lined street provides the perfect backdrop for this character-filled bungalow. This gorgeous 3-bedroom, 2-bath home features an open-concept main floor and an inviting, spacious layout, with a new roof on the house and garage, and new windows throughout. The oversized double car garage can also be used as a workshop. Mount Pleasant is a vibrant, family-friendly community featuring numerous parks, playgrounds, schools, and top-notch amenities. Enjoy easy access to Confederation Park, the Mount Pleasant Sportsplex with its hockey and lacrosse rinks and outdoor swimming pool, as well as basketball and tennis courts, and a popular tobogganing hill. The area is conveniently close to SAIT, the Bow River, and downtown Calgary. A short drive away, you'll find the Foothills Hospital, Alberta Children's Hospital, the University of Calgary, and the Calgary Winter Club. This is the perfect location for anyone looking to be at the center of it all! (id:6769)

Bedroom 12.83 Ft x 10.67 Ft

3pc Bathroom 6.83 Ft x 5.50 Ft

Kitchen 11.08 Ft x 10.08 Ft

Living room 14.08 Ft x 13.83 Ft

Kitchen 12.08 Ft x 10.92 Ft

Den 11.42 Ft x 7.92 Ft

Primary Bedroom 11.83 Ft x 10.58 Ft

Bedroom 10.58 Ft x 7.25 Ft

4pc Bathroom 9.33 Ft x 5.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.gsbluxuryhomes.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca