



# 1232 24 Street Calgary Alberta

\$915,000

UNPARALLELED R-CG DEVELOPMENT OPPORTUNITY WITH PANORAMIC MOUNTAIN, DOWNTOWN, AND RIVER VIEWS. Good Luck Finding a Better Vantage Point in Calgary Than This Incredible Lot in Albert Park. This West-Facing Lot Currently Features A Well-Maintained Home That Offers The Flexibility To Reside, Rent, OR REDEVELOP. With Unmatched Potential, This Lot Has It All! Enjoy Breathtaking, Unobstructed Views Along With Quick Access To Barlow Trail, Deerfoot Trail, Memorial Drive, International Ave / 17 Ave, And The LRT--All Just Moments Away. Scenic Cycling Paths Mere Minutes From Your Door Take You Past The Bow River, Calgary Zoo, Inglewood's Music Mile (9 Ave), And Into The Heart Of Downtown. Surrounded By Some Of Calgary's Best Amenities, Including Inglewood Golf & Curling Club, Max Bell Centre, Bow Waters Canoe Club, Slater Park Off-Leash Dog Park, Albert Park/Radisson Heights Off-Leash Area, Pearce Estate Park, Inglewood Bird Sanctuary, Schools, Shopping, And SO MUCH MORE. New Year's And Stampede Fireworks Are Absolutely Jaw-Dropping From This Spot, But The Real Show Happens Every Single Night. As The Sun Sets, The Sky Erupts Into Brilliant Shades Of Pink And Orange, Casting A Majestic Silhouette Over The Rocky Mountains. As Darkness Falls, The Downtown Skyline Comes To Life--A Perfectly Framed Masterpiece Of Natural Beauty And City Lights. This Lot Presents A RARE Opportunity To Secure A Priceless View Of Canada's Sunniest City, With The Potential To Develop A Luxury Single-Family Home, Semi-Detached Homes, OR Row/Townhouse Homes. A ONCE-IN-A-LIFETIME Opportunity You Can't Afford To Miss. \*\*\*RECEIVE REAL TIME ALERTS ON THIS PROPERTY THROUGH "FINAL OFFER" WEBSITE (id:6769)

Recreational, Games room 17.42 Ft x 22.08 Ft  
Recreational, Games room 18.08 Ft x 10.67 Ft  
Other 5.08 Ft x 4.75 Ft  
Other 7.58 Ft x 9.67 Ft  
Laundry room 10.00 Ft x 8.50 Ft  
Furnace 10.92 Ft x 5.42 Ft  
4pc Bathroom Measurements not available

Dining room 6.17 Ft x 13.50 Ft  
Kitchen 10.67 Ft x 13.50 Ft  
Breakfast 9.08 Ft x 8.25 Ft  
Sunroom 9.33 Ft x 9.67 Ft  
Primary Bedroom 11.33 Ft x 12.42 Ft  
Bedroom 10.92 Ft x 9.83 Ft  
Bedroom 7.83 Ft x 9.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 13.08 Ft x 14.67 Ft

4pc Bathroom Measurements not available