



# 1903 24 Avenue Calgary Alberta

\$769,900

**\*\* PRICE DROPPED FOR QUICK SALE \*\* CORNER LOT \*\*\*RCG \*\*\* PRIME LOCATION \*\*\* 75 FEET WIDE FRONT \*\*\*Alert: Builders, Investors & Live-Up / Rent Down Buyers! Rare find full size R-CG CORNER LOT home in Capitol Hill with a LEGAL BASEMENT SUITE. Bright & great layout 3-bedroom Bungalow with newer appliances (2023). Shared Laundry in basement's Common Areas. It also has 2 Bedroom LEGAL Basement with separate entrance. Currently rented for \$1500 + 40% Utilities. This home shows pride of ownership and has GREAT DEVELOPMENT POTENTIAL. Close to schools, parks/green spaces, University of Calgary, SAIT, transit and all other amenities. Call your favourite REALTOR to book your private tour now before the GEM is gone. (id:6769)**

Laundry room 5.58 Ft x 6.00 Ft  
Furnace 9.92 Ft x 13.83 Ft  
Family room 24.00 Ft x 10.58 Ft  
Bedroom 11.08 Ft x 11.08 Ft  
Kitchen 8.92 Ft x 7.92 Ft  
4pc Bathroom 8.08 Ft x 8.58 Ft  
Bedroom 11.92 Ft x 8.75 Ft  
Bedroom 8.92 Ft x 6.83 Ft  
4pc Bathroom 4.92 Ft x 7.83 Ft

Primary Bedroom 11.58 Ft x 13.25 Ft  
2pc Bathroom 3.92 Ft x 4.83 Ft  
Bedroom 10.17 Ft x 10.17 Ft  
Living room 11.58 Ft x 21.25 Ft  
Other 3.92 Ft x 4.42 Ft  
Kitchen 10.75 Ft x 9.17 Ft  
Dining room 5.25 Ft x 5.17 Ft  
Other 3.50 Ft x 3.17 Ft

Listing Presented By:



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