



## 2604 24 Street Calgary Alberta

\$899,000

\*\*\*LARGE CORNER LOT 50'x125' IN RICHMOND \*\*\*\*Attention Builders, Developers, and Investors! Discover an incredible opportunity in the vibrant inner-city neighborhood of Richmond. This bright and sunny bungalow sits on a flat R-C2 corner lot, offering convenient access to schools, downtown, and Marda Loop. The main floor features three generously sized bedrooms and a spacious living-dining area. The fully developed basement includes an additional bedroom, a kitchen, and a second four-piece bathroom. This property is brimming with potential! (id:6769)

4pc Bathroom 8.92 Ft x 5.08 Ft

Bedroom 11.33 Ft x 12.08 Ft

Kitchen 7.75 Ft x 13.50 Ft

Laundry room 10.50 Ft x 14.00 Ft

Recreational, Games room 21.17 Ft x 18.25 Ft

4pc Bathroom 6.42 Ft x 8.58 Ft

Bedroom 11.08 Ft x 8.50 Ft

Bedroom 11.08 Ft x 10.25 Ft

Kitchen 10.75 Ft x 12.25 Ft

Living room 14.83 Ft x 16.67 Ft

Primary Bedroom 8.67 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca