



## 535533 24th Avenue Calgary Alberta

\$3,200,000

Attention Builders & Investors - prime, inner city, Mount Pleasant redevelopment Site with MC-2 zoning. Don't miss this RARE OPPORTUNITY to purchase these revenue-generating side-by-side properties, including lots 23, 24, 25 & 26 combined, offering 100' frontage x 180' lot length, approximately 18,000 sqft lot size or 0.41 acres. Fantastic inner city location - close to Downtown Calgary. Properties 531 (Linc# 0019928655/MLS A2143394) along with 535 & 533 (Linc#0019928647 /MLS A2143418) 24th Avenue NW must be purchased together. Huge multi-family residential redevelopment opportunity. South-facing backyards. MC2 is one of the highest medium-density zonings with tremendous flexibility to build commercial, multi-family, 4-6 storey apartment buildings are just some of the options with City of Calgary approval. There is a proposed development plan, land survey, geotechnical report, and ESA report for the proposed development of 49 units and 1 level of underground parking / enough for each unit - available to view in the supplements, along with a recent property appraisal \$3.17 million (2023). Potential with City of Calgary approval to rezone and build even more ie. 75+ units with 2 levels of underground parking and potential commercial retail units (CRU's) at grade. 535 & 533 24th (built 1950) Avenue NW is a renovated bungalow with a legal lower-level suite. Main floor offers 1100 + sqft 2 bedrooms, dining room, living room, kitchen + a 4 piece bathroom. Lower level legal suite with a separate entrance offers 1000+ sqft of living area, 1 bedroom, dining room, kitchen, living room + a 4 piece bathroom. 531 24th Avenue NW (built 1947) is a renovated 2-storey offering 2565 sqft above grade with a legal suite & 2 illegal suites, all in great condition. The main floor legal suite is 1470 sqft with hardwood floors, 2 bedrooms, a 5-piece bathroom, and a wood-burning firep...

Listing Presented By:



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