



## 610 24 Avenue Calgary Alberta

\$950,000

This detached bungalow in Mount Pleasant presents a rare opportunity for investors, builders, and those looking to build their dream home. With 5 bedrooms, 3 bathrooms, and fully separate, legalized legal suite, this property offers immediate rental income of \$3575 per month with the current tenants. This home is in immaculate care for the next future owners. You will find the spacious upstairs fitted with 3 bedrooms and the fully contained downstairs legal suite with two bedrooms. The location and property allows you to get premium rents & AAA tenants. Its turnkey rental potential reduces hassle while you plan your dream build on the perfect 50x120 lot. Located in a highly sought-after neighbourhood with easy access to downtown, public transit, parks, schools, and local amenities like the outdoor pool and confederation park, this property offers both immediate value and long-term potential. What would your future self thank you for?—schedule a viewing today. (id:6769)

Kitchen 13.50 Ft x 8.50 Ft  
Living room 20.83 Ft x 13.50 Ft  
Bedroom 10.92 Ft x 9.92 Ft  
Other 4.08 Ft x 3.50 Ft  
Bedroom 10.25 Ft x 9.92 Ft  
Other 5.67 Ft x 2.83 Ft  
Laundry room 8.50 Ft x 5.00 Ft  
3pc Bathroom 11.08 Ft x 3.67 Ft  
Furnace 12.67 Ft x 8.00 Ft  
Storage 5.92 Ft x 5.25 Ft

Living room 20.17 Ft x 15.25 Ft  
Kitchen 16.42 Ft x 13.75 Ft  
Primary Bedroom 11.58 Ft x 9.92 Ft  
3pc Bathroom 8.08 Ft x 5.17 Ft  
Bedroom 11.75 Ft x 9.33 Ft  
Bedroom 9.83 Ft x 8.58 Ft  
Foyer 8.67 Ft x 3.33 Ft  
Laundry room 8.42 Ft x 7.58 Ft  
4pc Bathroom 8.42 Ft x 7.58 Ft

Listing Presented By:



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eXp Realty

<http://shawn.getty@exprealty.com>  
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**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)