

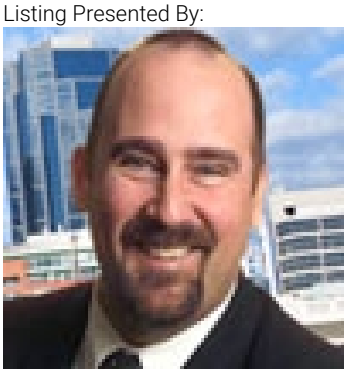
1741 24 Street Calgary Alberta

$700,000

Welcome to this fantastic opportunity in the desirable inner-city community of Shaganappi! Situated on an impressive 5,600+ sq. ft. lot and zoned MU (Mixed Use), this detached bungalow offers an ideal combination of space, versatility, and future potential, perfect for a large family, savvy investor, or developer. The main floor features an inviting, airy layout with durable laminate flooring. The spacious living room offers a cozy fireplace, creating a warm and welcoming atmosphere. The adjoining dining area leads into the kitchen, featuring rich dark cabinetry and sleek black appliances. Two generously sized bedrooms, a full 4-piece bathroom, and laundry complete the main level. Downstairs, the legal suited basement provides excellent additional living space and income potential. With its own separate entrance, the basement offers a complete living area featuring two bedrooms, a 4-piece bathroom, and dedicated laundry, ideal for extended family, guests, or rental income. Step outside to enjoy the private west-facing backyard, beautifully landscaped and perfectly suited for relaxing or entertaining on warm summer days. The property also includes a single detached garage and parking pad, providing ample parking for multiple vehicles. The MU zoning and large 5,600+ sq. ft. lot add another layer of opportunity, making this property worth exploring for those looking for future redevelopment or mixed-use potential, subject to City of Calgary requirements and approvals. Location is truly a highlight, with proximity to schools, playgrounds, restaurants, shopping, and public transportation, while being just a short distance from the vibrant energy of 17th Avenue and its incredible selection of dining, shopping, and entertainment options. Quick access to Crowchild Trail makes commuting and exploring the city a breeze. Whether you're looking for a spacious inner-city home, ...

Living room/Dining room 16.17 Ft x 12.67 Ft
Kitchen 10.67 Ft x 10.08 Ft
Bedroom 10.75 Ft x 11.92 Ft
Bedroom 9.92 Ft x 11.92 Ft
4pc Bathroom 7.42 Ft x 6.92 Ft
Living room 15.58 Ft x 12.50 Ft
Dining room 9.08 Ft x 8.83 Ft
Breakfast 7.50 Ft x 6.08 Ft
Other 3.58 Ft x 3.50 Ft
Primary Bedroom 11.08 Ft x 11.42 Ft
Bedroom 11.92 Ft x 12.25 Ft
4pc Bathroom 6.50 Ft x 7.83 Ft

Listing Presented By:



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Kitchen 9.92 Ft x 10.00 Ft