

2812 24 Street Calgary Alberta

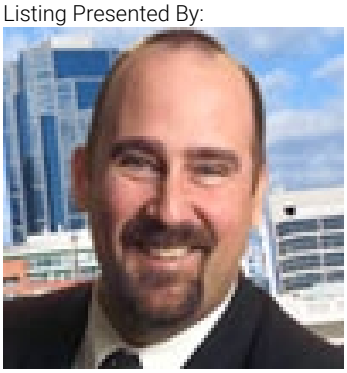
$965,000

Exceptional opportunity to own a 52' x 120' R-CG zoned corner lot with a side lane in the highly desirable inner-city community of Banff Trail. This premium property offers outstanding redevelopment potential in one of Calgary's most established and rapidly transforming infill neighbourhoods.Ideally located just steps from William Aberhart High School, Banff Trail School, and minutes to the University of Calgary, SAIT, Foothills Medical Centre, McMahon Stadium, LRT stations, and downtown Calgary, this location provides excellent connectivity, strong rental demand, and exceptional long-term investment value.The existing home has been well maintained and renovated, with a move-in-ready upper level. The basement also offers excellent income potential, making it an ideal holding property while future redevelopment plans are considered. Whether you're an investor, builder, or developer, this property provides immediate revenue opportunities together with the flexibility to build in one of Calgary's strongest inner-city growth corridors.Corner lots with R-CG zoning and side-lane access in Banff Trail are increasingly difficult to find. Don't miss this opportunity to secure a premium redevelopment property in one of Calgary's most sought-after communities. (id:6769)

Laundry room 5.58 Ft x 3.25 Ft
Other 12.00 Ft x 9.25 Ft
Furnace 14.00 Ft x 9.00 Ft
Dining room 12.42 Ft x 10.67 Ft
Kitchen 11.00 Ft x 10.25 Ft
Bedroom 11.33 Ft x 9.00 Ft
Bedroom 9.42 Ft x 9.00 Ft
Bedroom 9.50 Ft x 9.00 Ft
2pc Bathroom 4.58 Ft x 6.83 Ft
3pc Bathroom 5.00 Ft x 3.00 Ft

Living room 18.33 Ft x 13.83 Ft
Kitchen 13.00 Ft x 11.00 Ft
Dining room 11.00 Ft x 9.42 Ft
Foyer 7.00 Ft x 3.00 Ft
Primary Bedroom 11.50 Ft x 11.00 Ft
Bedroom 11.33 Ft x 9.50 Ft
4pc Bathroom 4.83 Ft x 9.00 Ft
Other 18.00 Ft x 4.00 Ft
Other 10.00 Ft x 8.00 Ft

Listing Presented By:



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