

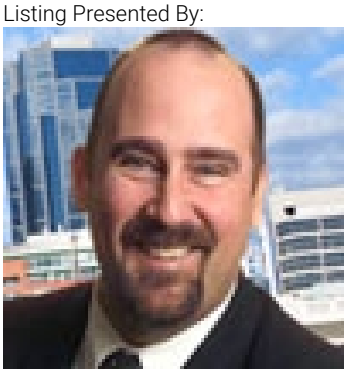
2816 24 Street Calgary Alberta

$935,000

Exceptional opportunity to own a prime inner-city property in the highly desirable community of Banff Trail. Situated on a generous 52' x 120' lot with original R-CG zoning, this property offers outstanding potential for homeowners, investors, and future redevelopment.The existing home has been well maintained and thoughtfully updated, providing comfortable move-in-ready living while offering excellent long-term value. Whether you're searching for a family home in one of Calgary's most convenient neighbourhoods, an investment property with rental potential, or a future redevelopment opportunity, this property checks every box.Perfectly located just steps from William Aberhart High School and Banff Trail School, and only minutes to the University of Calgary, SAIT, Foothills Medical Centre, Alberta Children's Hospital, McMahon Stadium, the Banff Trail LRT Station, and downtown Calgary. Enjoy quick access to Crowchild Trail, 16 Avenue NW, shopping, parks, restaurants, and countless nearby amenities.Surrounded by quality new infill homes and ongoing redevelopment, Banff Trail continues to be one of Calgary's premier inner-city communities, known for its strong demand, excellent walkability, and long-term appreciation. Whether you choose to live in the home, renovate, rent it as an investment, or redevelop in the future, this is a rare opportunity to secure a premium property in one of Calgary's most desirable neighbourhoods. (id:6769)

Laundry room 5.50 Ft x 3.00 Ft
Other 8.83 Ft x 6.42 Ft
Furnace 15.00 Ft x 10.00 Ft
Bedroom 13.00 Ft x 12.58 Ft
Bedroom 11.33 Ft x 10.58 Ft
Bedroom 13.75 Ft x 10.00 Ft
4pc Bathroom 5.00 Ft x 8.33 Ft
4pc Bathroom 7.75 Ft x 4.17 Ft
4pc Bathroom 5.25 Ft x 8.17 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 11.33 Ft x 10.83 Ft
Bedroom 10.00 Ft x 10.00 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
Bedroom 9.50 Ft x 7.42 Ft

Listing Presented By:



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