

2848 24 Street Calgary Alberta

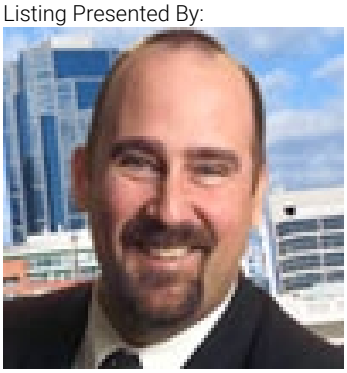
$852,000

Welcome to Banff Trail - Your Ideal Development Opportunity, subject to the City of Calgary approval. Nestled in the highly sought-after district of Banff Trail, this property boasts a prime location just blocks from the Confederation Park, William Aberhart High School, Ecole Banff Trail and the University of Calgary. There are plenty of shopping centres nearby and is conveniently situated approximately 6 kilometres from downtown Calgary, where you can enjoy the perfect blend of tranquillity and urban accessibility. Embrace this 50' frontage property with R-CG zoning, offering an ideal canvas for new development projects subject to the City of Calgary approval. A rear detached single garage provides ample storage space, hobbies, or workshop needs. Adjacent to the garage is a triple gravel parking pad, enhancing convenience and functionality for residents and guests alike. This property features an older home with a three-bedroom illegal basement suite. With its solid foundation and existing structure, capitalize on the opportunity to renovate or reimagine the space to suit your preferences and lifestyle. Experience the vibrant community atmosphere of Banff Trail, characterized by its friendly neighbourhoods, nearby schools, and local amenities. Contact your favourite Agent for a viewing today and seize the chance to transform this property into your urban oasis in one of Calgary's most desirable neighbourhoods. (id:6769)

Living room 17.67 Ft x 13.00 Ft
Kitchen 11.42 Ft x 8.58 Ft
Pantry 7.58 Ft x 5.00 Ft
Bedroom 10.42 Ft x 9.83 Ft
Bedroom 11.50 Ft x 12.00 Ft
Bedroom 12.58 Ft x 8.67 Ft
4pc Bathroom 8.42 Ft x 5.25 Ft

Living room 17.54 Ft x 13.54 Ft
Kitchen 13.25 Ft x 11.67 Ft
Laundry room 8.67 Ft x 5.58 Ft
Primary Bedroom 12.75 Ft x 10.92 Ft
Bedroom 12.83 Ft x 10.33 Ft
Bedroom 11.08 Ft x 8.83 Ft
4pc Bathroom 6.79 Ft x 6.42 Ft

Listing Presented By:



Originally Listed by:
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