

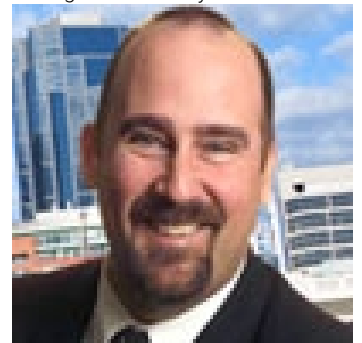


## 535533 24 Avenue Calgary Alberta

\$3,200,000

Attention Builders & Investors - prime, inner city, Mount Pleasant redevelopment Site with MC-2 zoning. Don't miss this RARE OPPORTUNITY to purchase these revenue-generating side-by-side properties, including lots 23, 24, 25 & 26 combined, offering 100' frontage x 180' lot length, approximately 18,000 sqft lot size or 0.41 acres. Fantastic inner city location - close to Downtown Calgary. Properties 531 (Linc# 0019928655) along with 535 & 533 (Linc# 0019928647) 24th Avenue NW must be purchased together. Huge multi-family residential redevelopment opportunity. South-facing backyards. MC2 is one of the highest medium-density zonings with tremendous flexibility to build commercial, multi-family, 4-6 storey apartment buildings are just some of the options with City of Calgary approval. There is a proposed development plan, land survey, geotechnical report, and ESA report for the proposed development of 49 units and 1 level of parking available to view in the supplements, along with a recent property appraisal \$3.17 million (2023). Potential with City of Calgary approval for new owner to rezone to build even more ie. 75+ units with 2 levels of parking and potential commercial retail units (CRU's) at grade. Note: SQFT / Building Area is the combined RMS measurements of existing homes as follows: 531 24th Avenue NW (built 1947) is a renovated 2-storey offering 2565 sqft above grade with 1 legal & 2 illegal suites, all in great condition. The main floor legal suite is 1470 sqft with hardwood floors, 2 bedrooms, a 5-piece bathroom, and a wood-burning fireplace. The upper level illegal suite is 1100 sq ft with a living, dining room, 2 bedrooms, and a den with a private entrance. The lower level illegal suite is 975 sqft, also with a separate entrance. 535 & 533 24th (built 1950) Avenue NW is a renovated bungalow with a legal lower-level suite. Main floor offers 1100 + s...

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