

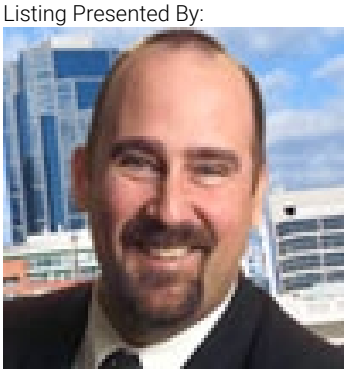
652 24 Avenue Calgary Alberta

$800,000

RARE OPPORTUNITY TO SECURE TWO ADJOINING PROPERTIES WITH APPROXIMATELY 75 FEET OF COMBINED FRONTAGE IN MOUNT PLEASANT! Offered at a combined asking price of $1,500,000, 652 and 654 24 Avenue NW are listed separately and must be purchased together. With approximately 40 feet of frontage at 652 and 35 feet at neighboring 654, this land assembly offers compelling possibilities for builders, investors and families looking to build homes next to one another. Explore the potential for two custom detached homes or alternative redevelopment configurations, subject to City approval and any required subdivision. The existing home at 652 features two bedrooms, two full bathrooms, a half bathroom and a single attached garage. Both homes offer the flexibility to live in one and rent the other, or rent both while planning future redevelopment. Enjoy a desirable inner-city location close to Confederation Park, schools, recreation facilities and local amenities, with convenient access to downtown and SAIT. The advertised frontage represents both properties combined; the individual listing price applies to 652 only. (id:6769)

Laundry room 8.17 Ft x 6.08 Ft
2pc Bathroom .00 Ft x .00 Ft
Bedroom 8.92 Ft x 11.92 Ft
Family room 12.92 Ft x 15.33 Ft
Kitchen 12.92 Ft x 12.25 Ft
Dining room 12.92 Ft x 9.08 Ft
Living room 12.92 Ft x 17.50 Ft
Primary Bedroom 12.75 Ft x 9.92 Ft
Bedroom 9.00 Ft x 12.00 Ft
3pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Premiere Realty Direct

RE/MAX Realty Professionals

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