

654 24 Avenue Calgary Alberta

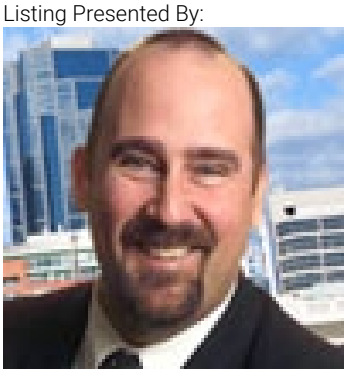
$700,000

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, 654 and 652 24 Avenue NW are listed separately and must be purchased together. With approximately 35 feet of frontage at 654 and 40 feet at neighboring 652, 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 bungalow at 654 features two bedrooms on the main floor, an additional bedroom below, two full bathrooms and a finished basement. A back deck, backyard, rear lane access and single detached garage add to its appeal. 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 654 only. (id:6769)

Family room 9.50 Ft x 20.25 Ft
Bedroom 8.00 Ft x 10.25 Ft
Laundry room 10.50 Ft x 8.42 Ft
3pc Bathroom 7.67 Ft x 6.67 Ft
Living room 11.00 Ft x 12.67 Ft

Kitchen 11.00 Ft x 11.33 Ft
Primary Bedroom 9.92 Ft x 10.08 Ft
Bedroom 9.92 Ft x 9.50 Ft
4pc Bathroom 6.42 Ft x 6.75 Ft
Foyer 6.33 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:
Premiere Realty Direct

RE/MAX Realty Professionals

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