

# \$899,000 - 1913 24 Avenue Nw, Calgary

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MLS® #A2254712

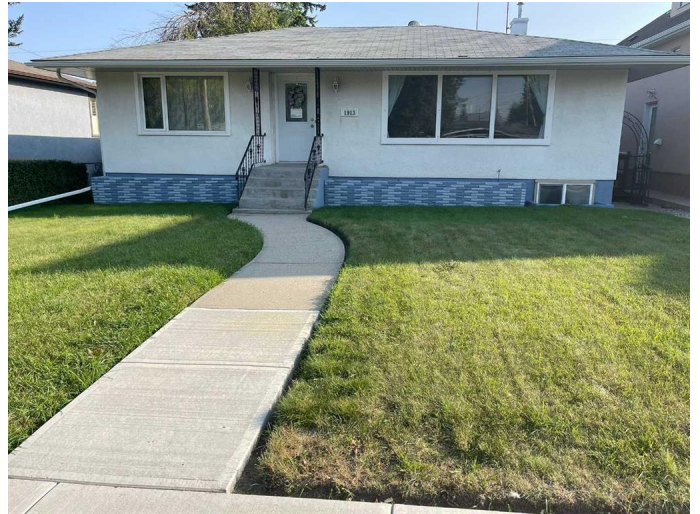
**\$899,000**

6 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.17 Acres

Banff Trail, Calgary, Alberta

INVESTOR ALERT!!! Current bungalow with finished basement. Investors will delight in the potential this property holds, as Capitol Hill stands as a testament to Calgary's burgeoning real estate market. You are not just acquiring a home, you're securing a stake in Calgary's future. Capitol Hill's popularity ensures a steady stream of tenants eager to experience tranquility of the area while being just walking distance from 2 of Calgary's best schools, U of C and Sait, for post secondary education. CONTACT YOUR REALTOR OR MESSAGE DIRECTLY to view the potential of this property. Six bedroom home currently generating of 4k a month in rent. Home owner has 3 different sets of development permit drawings available.



Built in 1951

## Essential Information

MLS® #	A2254712
Price	\$899,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,468
Acres	0.17
Year Built	1951
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	1913 24 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1Z4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s)
Heating	Forced Air, See Remarks
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

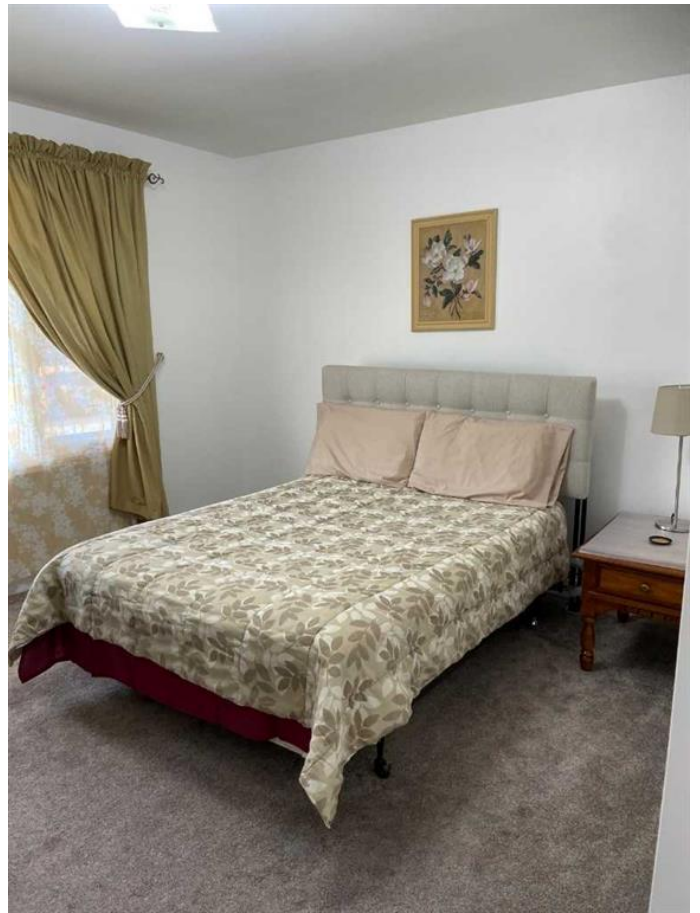
### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms), See Remarks, Wood Frame
Foundation	ICF Block, Poured Concrete

### Additional Information

Date Listed	September 5th, 2025
Days on Market	7
Zoning	R-CG

### Listing Details



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