

# \$849,000 - 1913 24 Avenue Nw, Calgary

MLS® #A2254712

**\$849,000**

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	\$849,000
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, Stove(s), See Remarks  
Heating Forced Air, See Remarks  
Cooling Central Air  
Has Basement Yes  
Basement Full

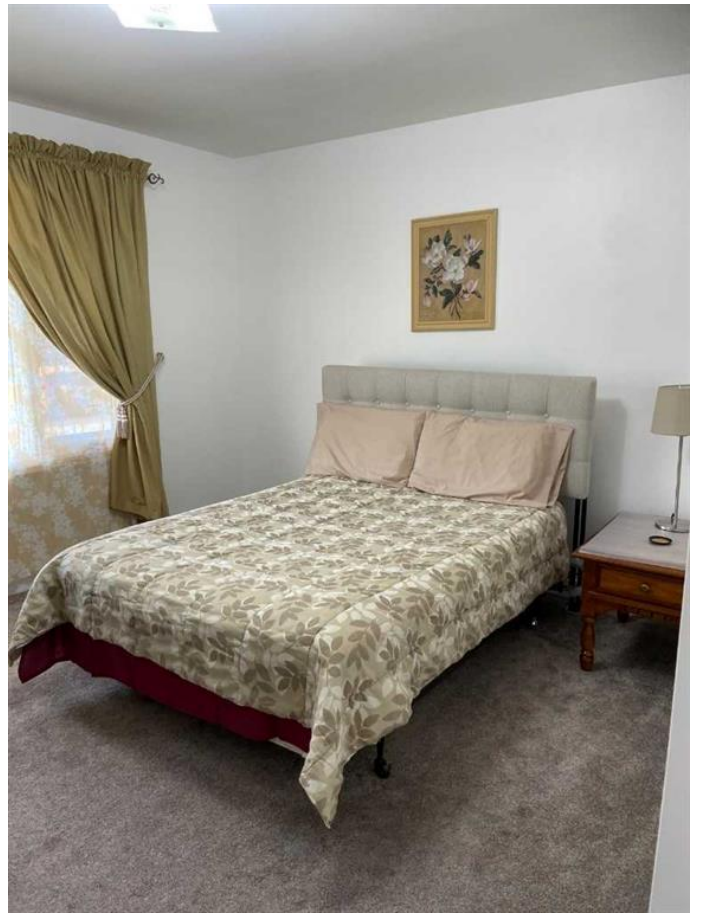
### Exterior

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

### Additional Information

Date Listed September 5th, 2025  
Days on Market 51  
Zoning R-CG

### Listing Details



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