



GRASSROOTS
REALTY GROUP

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2001 24A Street SW
Calgary, Alberta

MLS # A2215590



\$1,015,000

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,175 sq.ft.	Age:	1947 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: n/a

Exceptional investment opportunity! Situated on a valuable 50' x 125' corner lot, this 2-storey character home offers strong redevelopment potential in a sought-after location. The lot's size and frontage are ideal for a new multi-family build, duplex, or a custom single-family project (subject to city approval). The existing home provides holding income or renovation potential while you plan your development. With easy access to schools, parks, major roadways, and amenities, this property is perfectly positioned for strong future returns. Rarely do opportunities like this come available — act now and secure your next project!