



**2816 24 Street NW**  
**Calgary, Alberta**

**MLS # A2274357**



**\$989,900**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Vinyl Windows		

**Inclusions:** N/A

\*\*\*\*\*Lot Assembly Redevelopment Opportunity at Banff Trail\*\*\*\*\*A rare and compelling land assembly opportunity in the heart of Banff Trail, one of Calgary’s most established and sought-after infill communities. Strategically located steps from William Aberhart High School, Banff Trail School and within close proximity to the University of Calgary, SAIT, McMahon Stadium, Foothills Medical Centre, and downtown Calgary, this site benefits from exceptional connectivity, transit access, and long-term redevelopment appeal. The surrounding area continues to see strong infill and multi-family development, reinforcing its position as a prime inner-city investment location. The properties are currently improved with well-maintained and renovated homes. Upper levels are in move-in condition, while the basements hold approved short-term rental permits, offering immediate income potential for investors seeking a long-term hold while planning future redevelopment. Whether repositioning for multi-family redevelopment or securing a premium inner-city land assembly in a high-growth corridor, this is a standout opportunity to acquire a truly strategic asset in Calgary. (31442600)