



1925 24 Street SW
Calgary, Alberta

MLS # A2303646



\$1,300,000

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	5,284 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Post & Beam	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Natural Gas
Features:	See Remarks		

Inclusions: none

Attention Investors and Builders! Skip the red tape and take over this 4-unit townhouse project (2 front/2 back) in its final stages. This build features four detached garages with potential for legal suites above (subject to city approval). Current Status: Stage: Lock-out complete (Framing, Roof, and Lux windows/doors installed). Infrastructure: All new city utilities connected and storm drains installed. Next Steps: Ready for rough-ins, mechanical, and exterior finishing. The Advantage: Sold at 2023 land value, this project offers immediate equity. Finish it yourself or hire the current builder, SNG-Development Group, to complete the project at cost. Estimated completion is just 4–5 months. Maximize your ROI with a quick turnaround!