



117 24 Avenue NE
Calgary, Alberta

MLS # A2139082



\$949,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	1949 (75 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

CALLING ALL BUILDERS, DEVELOPERS & INVESTORS! Discover an exceptional investment opportunity with this prime property. A premium lot with zoning for 5 row townhomes and 5 legal basement suites. Transition from purchase to development is seamless with comprehensive Development Permit (DP) plans in place, an approved DTR1, and upcoming DP approval. Ideal for qualified investors aiming to maximize benefits under the CMHC MLI Select program, this project offers substantial incentives. Currently generating \$2500 in rental income from a bungalow setup, seize the chance to develop in the vibrant community of Tuxedo Park. Don't miss out on this unique opportunity to create a highly sought-after investment property!