



**GRASSROOTS**  
REALTY GROUP

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**2615 24 Street NW**  
**Calgary, Alberta**

**MLS # A2204061**



**\$599,900**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Finished, Full, Suite

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Dishwasher will be sold as-is, where is, Microwave, 3 TVs, 2 x Refrigerator and all other appliances in Basement, All Furniture in the home except 2 bed set and 2 standing storage in 2 bedroom at main floor.

RARE 3 SELF-CONTAINED UNIT FOR RENTALS | TONE OF UPGRADES | TOP NOTCH LOCATION | FURNITURE INCLUDED ! | The 2 illegal suite in basement were once rented for total of \$3,000 per month. With all 3 units, you may get up to \$5,000 in rent per month. This property was also a success Air BNB when in operation, a most busiest month in summer, the income was \$8,000. Welcome to this semi-detached half duplex located in Banff Trail with 2 illegal basement suites. Great location in walking distance of the Foothills Medical Centre, University of Calgary, C-trains, McMahon Stadium, coffee shops, restaurants and pubs, schools, shopping centers, and parks.