

# \$824,000 - 2204 24 Avenue Nw, Calgary

MLS® #A2194894

**\$824,000**

5 Bedroom, 2.00 Bathroom, 1,256 sqft  
Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Investor/Developer Alert! A rare opportunity in the highly sought-after community of Banff Trail! This property presents a prime investment for those looking to hold for redevelopment in a rapidly growing area. The 50x120 ft lot, zoned RC-2, offers unmatched potential for multi-family or custom development.

Situated just minutes from downtown Calgary, this location is a developer's dream with easy access to major amenities and key institutions. You're steps from the University of Calgary, SAIT, North Hill Mall, McMahon Stadium, and renowned medical facilities including Foothills and Children's Hospitals. The property also offers proximity to parks, the University District, and a range of recreational amenities.

Across from Branton Junior High School, and close to Ecole Banff Trail Elementary & William Aberhart High School, the site offers excellent access to public transportation, with both Banff Trail (9-min walk) and Lion's Park (20-min walk) C-train stations nearby. With access to both U of C and SAIT within minutes, this location is ideal for future tenants or buyers seeking easy transit.

This 1200 sq. ft. character bungalow is consistently rented, making it a solid income-producing property in the meantime, but its true value lies in the unlimited



redevelopment potential offered by the lot size and location. The home includes three spacious bedrooms, a full bathroom, and a lower level with separate access, a second kitchen, bedroom, bathroom, and laundry. A single garage and rear laneway add further development possibilities.

With its exceptional location and unmatched redevelopment potential, this is a rare opportunity you don't want to miss. Schedule your viewing today to explore the future possibilities of this incredible property!

Built in 1953

### **Essential Information**

MLS® #	A2194894
Price	\$824,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,256
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2204 24 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1Z7

### **Amenities**

Parking Spaces	1
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Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 20th, 2025
Days on Market	46
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
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