

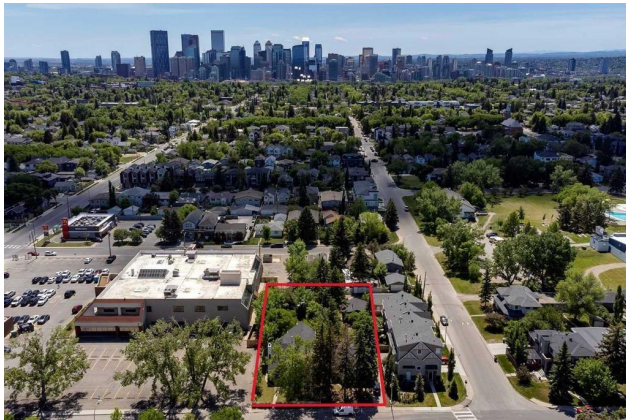


THE
A-TEAM

**RE/MAX
FIRST**

531 24TH Avenue, Calgary T2M1X4

MLS® #: **A2143394** Area: **Mount Pleasant** Listing Date: **06/21/24** List Price: **\$3,200,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
 Sub Type: **Triplex**
 City/Town: **Calgary**
 Year Built: **1947**
Lot Information
 Lot Sz Ar: **18,000 sqft**
 Lot Shape: **100 X 180**

Finished Floor Area

Abv Sqft: **2,565**
 Low Sqft:
 Ttl Sqft: **2,565**

DOM

87
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style: **2 Storey,Up/Down**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Fruit Trees/Shrub(s),Near Shopping Center,Landscaped,Level,Street Lighting,Near Golf Course,Near Public Transit,Rectangular Lot,Treed**
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Gas Stove,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

| Room | Level | Dimensions | Room Legal/Tax/Financial | Level | Dimensions |
|------|-------|------------|-----------------------------|-------|------------|
|------|-------|------------|-----------------------------|-------|------------|

Title: **Fee Simple** Zoning: **M-C2**
 Legal Desc: **29340**

Remarks

Pub Rmks: **Attention Builders & Investors this is a prime, inner city, Mount Pleasant redevelopment site with MC-2 zoning. Don't miss this RARE OPPORTUNITY which includes**

lots 23, 24, 25 & 26 combined, offering 100' frontage x 180' lot length, approximately 18,000 sqft lot size or 0.41 acres. Fantastic inner-city location, close to Downtown Calgary. Properties 531 (Linc# 0019928655) along with 535 & 533 (Linc# 0019928647) 24th Avenue NW must be purchased together. Excellent multi-family residential redevelopment opportunity. There is a proposed development plan for an apartment building comprising of 49 purpose built rental units - 43 - 1 bedroom, 3 - 2 bedroom + 3 - bachelor units with 1 level of underground parking - 41 stalls. See land survey, geotechnical report, and ESA report available to view in the supplements, along with a recent commercial property appraisal \$3.17 million (2023) of properties in their current state. Also, potential with the City of Calgary approval for new owner to rezone to build even more i.e. 75+ units with 2 levels of parking and potential commercial retail units (CRU's) at grade. MC2 is one of the highest medium-density zonings with tremendous flexibility to build commercial, multi-family, 4-6 storey apartment buildings are just some of the options with City of Calgary approval. Prime location within walking distance to Confederation Park, Mount Pleasant community amenities, schools, transit, shops & restaurants on 4th Street & 16th Ave NW. Quick commute to SAIT + Downtown Calgary, University of Calgary, Alberta Children's Hospital & Foothills Hospital. This is an incredible opportunity to either develop a multi-family project or hold onto these inner-city Calgary properties with solid revenue generation for future redevelopment. Existing properties are revenue-generating side-by-side properties with South-facing backyards with garage/alley access. Note: Total SQFT / Building Area is the combined RMS measurements of the existing homes. 531 24th Avenue NW (built 1947) is a renovated 2-storey offering 2565 sqft above grade with 1 legal & 2 illegal suites, all in great condition. The main floor legal suite is 1470 sqft with hardwood floors, 2 bedrooms, a 5-piece bathroom, and a wood-burning fireplace. The upper-level illegal suite is 1100 sq ft with a living, dining room, 2 bedrooms, and a den with a private entrance. The lower-level illegal suite is 975 sqft, also with a separate entrance. 535 & 533 24th (built 1950) Avenue NW is a renovated bungalow with a legal lower-level suite. Main floor offers 1100 + sqft 2 bedrooms, dining room, living room, kitchen + a 4-piece bathroom. Lower-level legal suite with a separate entrance offers 1000+ sqft of living area, 1 bedroom, dining room, kitchen, living room + a 4-piece bathroom. Develop the proposed plan, bring your own vision to life or buy and hold - the possibilities are endless. Please do not disturb tenants/access property. Showings of properties subject to an accepted offer to purchase.

Inclusions:

Property Listed By:

2nd dishwasher. & 2nd electric stove
Century 21 Bravo Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

