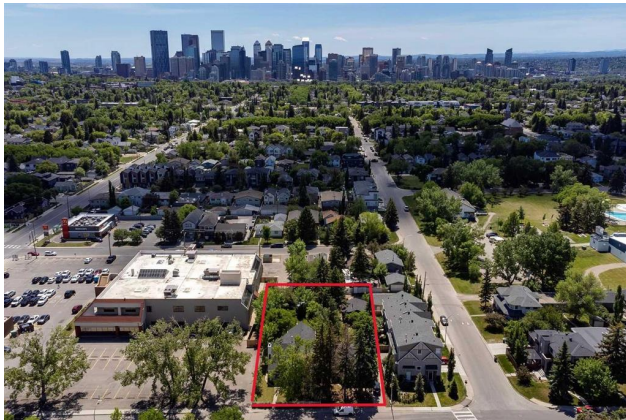


535, 533 24TH Avenue, Calgary T2M 1X4

MLS® #: **A2143418** 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: **Full Duplex**
 City/Town: **Calgary**
 Year Built: **1950**
Lot Information
 Lot Sz Ar: **18,000 sqft**
 Lot Shape: **100 x 180**

Finished Floor Area

Abv Sqft: **1,100**
 Low Sqft:
 Ttl Sqft: **1,100**

DOM

152
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style: **Bungalow,Up/Down**

Parking

Ttl Park: **8**
 Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **See Remarks**

Room Information

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

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

Remarks

Pub Rmks: **Attention developers & Investors this is a prime, inner city, Mount Pleasant land assemblage / 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 depth, 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. Proposed development plans are for an apartment building comprising of 49 purpose built rental units 43 - 1 bed units + 3 - 2 bed + 3 bachelor units w/1 level of underground parking - 41 stalls. 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 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 zoning 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 the proposed multi-family development plans or develop your own vision for a dynamic multi-family project catering to Calgary's growing demand for housing or hold onto these inner-city Calgary properties with solid revenue generation for future redevelopment. Existing side by side properties currently generate \$132,600 in gross annual income offering rental income during your planning phase. Note: Total SQFT / Building Area is the combined RMS measurements of the existing properties. 535 & 533 24th Avenue NW (built 1950) is a renovated bungalow 1108 sqft main floor legal suite with a 1031 sqft legal lower-level suite. 531 24th Avenue NW (built 1947) is a renovated 2-storey offering 2564 sqft above grade with a legal main floor + illegal upper-level suite(s) + 975 sqft illegal lower-level suite all in great condition. Develop the proposed plans, bring your own vision / plans 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 built in dishwasher, 2 hood fans, 2nd refrigerator, 2nd electric stove
Century 21 Bravo Realty

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

