

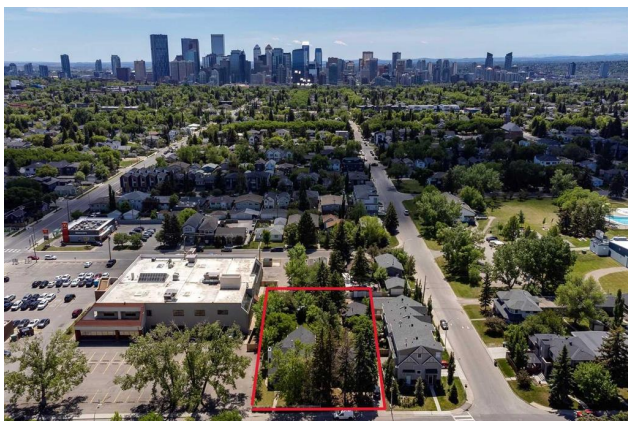


THE A-TEAM

RE/MAX FIRST

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: 87
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
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Stucco,Wood Frame,Wood Siding
Flooring: Carpet,Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked,Window Coverings
Int Feat: See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

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

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 bed units + 3 - 2 bed + 3 bachelor units w/1 level of underground parking - 41 stalls. There is a 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. 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. 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. Develop the proposed plan, 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

