



THE
A-TEAM

**RE/MAX
FIRST**

2204 24 Avenue, Calgary T2M 1Z7

MLS®#: **A2194894** Area: **Banff Trail** Listing Date: **02/20/25** List Price: **\$824,000**
 Status: **Active** County: **Calgary** Change: **-\$26k, 25-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1953** Abv Sqft: **1,255**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,006 sqft** Ttl Sqft: **1,255**
 Lot Shape:

DOM

44
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`6" x 3`8"	Living Room	Main	20`7" x 12`4"
Dining Room	Main	12`4" x 10`7"	Kitchen	Main	10`5" x 12`4"
Laundry	Main	2`6" x 2`6"	4pc Bathroom	Main	6`1" x 7`3"
Bedroom	Main	12`6" x 9`1"	Bedroom	Main	12`6" x 11`1"
Bedroom - Primary	Main	11`9" x 12`4"	Game Room	Basement	18`2" x 11`4"
Bedroom	Basement	11`7" x 7`7"	Storage	Basement	9`11" x 3`9"
Other	Basement	8`1" x 4`9"	4pc Bathroom	Basement	6`6" x 5`4"

Laundry
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

11`4" x 9`3"
11`4" x 20`8"
11`5" x 8`1"

Walk-In Closet
Walk-In Closet

Main
Basement

2`10" x 3`10"
8`9" x 3`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8543GN

Zoning:
R-CG

Remarks

Pub Rmks: **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!**

Inclusions: **Dishwasher, Electric Stove (2), Refrigerator (2), Washer/Dryer (2), Window Coverings ALL**

Property Listed By: **RE/MAX First**

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







ListSimple 2204 24 Ave NW, Calgary - MAIN



Room	Dimensions	Room	Dimensions	Room	Dimensions
Entrance	4'6" x 3'8"	Living	20'7" x 12'4"	Dining	12'4" x 10'7"
Kitchen	10'5" x 12'4"	Laundry	2'6" x 2'6"	Bedroom	9'0" x 12'6"
Bedroom	12'6" x 11'1"	Primary Bedroom	11'9" x 12'4"	Walk-in Closet	2'10" x 2'10"
Bathroom #1	6'1" x 7'3"				

ListSimple 2204 24 Ave NW, Calgary - BASEMENT



Room	Dimensions	Room	Dimensions	Room	Dimensions
Kitchen/Laundry	9'3" x 11'3"	Storage	9'1" x 3'9"	Bathroom #2	6'6" x 5'4"
Living	13'9" x 12'11"	Bar	11'8" x 12'11"	Mechanical/Storage	11'5" x 8'1"
Bedroom	7'7" x 11'7"	Walk-in Closet	8'9" x 3'1"	Bedroom	11'4" x 20'6"