

\$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
----------------	---

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 42
Zoning R-CG

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.