

2001 24A Street SW  
Calgary, Alberta

MLS # A2215590



## \$1,015,000

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** n/a

Exceptional investment opportunity! Situated on a valuable 50' x 125' corner lot, this 2-storey character home offers strong redevelopment potential in a sought-after location. The lot's size and frontage are ideal for a new multi-family build, duplex, or a custom single-family project (subject to city approval). The existing home provides holding income or renovation potential while you plan your development. With easy access to schools, parks, major roadways, and amenities, this property is perfectly positioned for strong future returns. Rarely do opportunities like this come available &mdash; act now and secure your next project!