

2812-2816 24 Street NW
Calgary, Alberta

MLS # A2276068



\$2,200,000

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|------------------|----------------------------|---------------|-------------------|
| Division: | Banff Trail | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,129 sq.ft. | Age: | 1955 (71 yrs old) |
| Beds: | 11 | Baths: | 6 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

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|--------------------|------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters, See Remarks | | |
| Inclusions: | N/A | | |

*****Lot Assembly Redevelopment Opportunity at Banff Trail***** A rare and compelling land assembly opportunity in the heart of Banff Trail, one of Calgary's most established and sought-after infill communities. This offering includes two adjacent parcels—2816 and 2812 24 Street NW—creating a prominent corner redevelopment site with a combined lot size of approximately 12,430 square feet (two lots measuring 52 ft x 120 ft each). Strategically located steps from William Aberhart High School and within close proximity to the University of Calgary, SAIT, McMahon Stadium, Foothills Medical Centre, and downtown Calgary, this site benefits from exceptional connectivity, transit access, and long-term redevelopment appeal. The surrounding area continues to see strong infill and multi-family development, reinforcing its position as a prime inner-city investment location. The properties are currently improved with well-maintained and renovated homes. Upper levels are in move-in condition, while the basement holds approved short-term rental permit, offering immediate income potential for investors seeking a long-term hold while planning future redevelopment. Whether repositioning for multi-family redevelopment or securing a premium inner-city land assembly in a high-growth corridor, this is a standout opportunity to acquire a truly strategic asset in Calgary. (Sale includes LINC numbers 0020659546 and 0020659538.)