

**2812 24 Street NW
Calgary, Alberta**

MLS # A2274294



\$1,100,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Vinyl Windows		

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, Banff Trail 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 basements hold approved short-term rental permits, 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.) (31442600)