



\$ 625,000.00

## 2018 24 AVENUE NW CALGARY

<https://paulbrinton.com>

2018 - 24 Ave NW is ideally located in close proximity to the University of Calgary, SAIT, and Foothills Hospital. Property is currently vacant, easy to show. Upper rental unit last rented for \$1,700/month. The lower unit has rented for up to \$1100/month in past years. The newer triple car...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1140266

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-26 10:00:18

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 09/10/21

**Lot size:** 6362 sq ft

**Year built:** 1955

**Parking:** Parking Pad, Triple Garage  
Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Hardwood,Vinyl

**Community Features:** Schools  
Nearby,Sidewalks,Street Lights,Shopping  
Nearby

**Fencing:** Partial

**Cooling:** Central Air

**Lot Features:** Back Lane,City Lot,Front Yard

**Heating Type:** Forced Air,Natural Gas

**Total Parking:** 5

**Utilities:** Electricity Connected,Natural Gas  
Connected,Garbage Collection,Sewer  
Connected,Water Connected

**Exterior Features:** Private Entrance,Private  
Yard

**District:** CAL Zone CC

**Interior Features:** See Remarks

## PROPERTY INFORMATION

**Basement:** Partial, Suite

**Levels:** One



**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 608.24

**Photo Count:** 6

**Unit Exposure:** S

**Suite:** Suite - Illegal

**Frontage Metres:** 16.15M 53`0"

**Living Area SF:** 1142.65

**Structure Type:** House

**Restrictions:** None Known

**Zoning:** R-C2

**Lot Dim Info:** 16.15 M X 36.58 M

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Electric Stove, Refrigerator

**Subdivision Name:** Banff Trail

**Lot Size Acres:** 0.15

