



GRASSROOTS
REALTY GROUP

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2812 24 Street NW
Calgary, Alberta

MLS # A2312383



\$965,000

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

Exceptional opportunity to own a 52' x 120' R-CG zoned corner lot with a side lane in the highly desirable inner-city community of Banff Trail. This premium property offers outstanding redevelopment potential in one of Calgary's most established and rapidly transforming infill neighbourhoods. Ideally located just steps from William Aberhart High School, Banff Trail School, and minutes to the University of Calgary, SAIT, Foothills Medical Centre, McMahon Stadium, LRT stations, and downtown Calgary, this location provides excellent connectivity, strong rental demand, and exceptional long-term investment value. The existing home has been well maintained and renovated, with a move-in-ready upper level. The basement also offers excellent income potential, making it an ideal holding property while future redevelopment plans are considered. Whether you're an investor, builder, or developer, this property provides immediate revenue opportunities together with the flexibility to build in one of Calgary's strongest inner-city growth corridors. Corner lots with R-CG zoning and side-lane access in Banff Trail are increasingly difficult to find. Don't miss this opportunity to secure a premium redevelopment property in one of Calgary's most sought-after communities.