



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1741 24 Street SW
Calgary, Alberta

MLS # A2340592



\$700,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,033 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MU-1 f3.0h16
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stove, Range Hood, Refrigerator, washer/dryer

Welcome to this fantastic opportunity in the desirable inner-city community of Shaganappi! Situated on an impressive 5,600+ sq. ft. lot and zoned MU (Mixed Use), this detached bungalow offers an ideal combination of space, versatility, and future potential, perfect for a large family, savvy investor, or developer. The main floor features an inviting, airy layout with durable laminate flooring. The spacious living room offers a cozy fireplace, creating a warm and welcoming atmosphere. The adjoining dining area leads into the kitchen, featuring rich dark cabinetry and sleek black appliances. Two generously sized bedrooms, a full 4-piece bathroom, and laundry complete the main level. Downstairs, the legal suited basement provides excellent additional living space and income potential. With its own separate entrance, the basement offers a complete living area featuring two bedrooms, a 4-piece bathroom, and dedicated laundry, ideal for extended family, guests, or rental income. Step outside to enjoy the private west-facing backyard, beautifully landscaped and perfectly suited for relaxing or entertaining on warm summer days. The property also includes a single detached garage and parking pad, providing ample parking for multiple vehicles. The MU zoning and large 5,600+ sq. ft. lot add another layer of opportunity, making this property worth exploring for those looking for future redevelopment or mixed-use potential, subject to City of Calgary requirements and approvals. Location is truly a highlight, with proximity to schools, playgrounds, restaurants, shopping, and public transportation, while being just a short distance from the vibrant energy of 17th Avenue and its incredible selection of dining, shopping, and entertainment options. Quick access to Crowchild Trail makes commuting and exploring the city a breeze. Whether you're looking for a spacious inner-city home, a

property with rental income potential, or a smart long-term investment with MU zoning, this home offers exceptional versatility in a sought-after location. Don't miss this opportunity. Book your private viewing today!