



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

1913 24 Avenue NW
Calgary, Alberta

MLS # A2254712



\$899,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	1951 (74 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, See Remarks	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms), See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

INVESTOR ALERT!!! Current bungalow with finished basement. Investors will delight in the potential this property holds, as Capitol Hill stands as a testament to Calgary's burgeoning real estate market. You are not just acquiring a home, you're securing a stake in Calgary's future. Capitol Hill's popularity ensures a steady stream of tenants eager to experience tranquility of the area while being just walking distance from 2 of Calgary's best schools, U of C and Sait, for post secondary education. **CONTACT YOUR REALTOR OR MESSAGE DIRECTLY** to view the potential of this property. Six bedroom home currently generating of 4k a month in rent. Home owner has 3 different sets of development permit drawings available.