

\$1,099,000 - 2130--2132 23 Avenue Nw, Calgary

MLS® #A2138365

\$1,099,000

3 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.15 Acres

Banff Trail, Calgary, Alberta

Attention Investors and Developers !!!
Discover an incredible opportunity in the vibrant inner-city community of Banff-Trail. This full duplex has 4 rental suites with 6 bedroom and 4 full baths. , situated on a spacious sloped corner lot measuring 50' wide from front 60' wide from rear and 121' deep. A prime candidate for long term hold or redevelopment. With the potential to transform this property into a beautiful row-house development, subject to City Approval and Zoning, . Location Highlights: Short walk to Banff Trail LRT, University of Calgary, Foothills hospital, Confederation Park., Shopping & Dining ad much more : Multiple parks and playgrounds nearby provide plenty of green space and recreational opportunities. Accessibility: Less than a 10-minute drive to downtown Calgary, Calgary Winter Club and Crowfoot Shopping Centre. Seize this chance to invest in a rapidly developing area with a strong sense of community and outstanding amenities. Making this an ideal project yours as holding property or forward-thinking BUILDER . Contact us today to explore this exciting opportunity and learn more about the future possibilities for this exceptional property in Banff Trail !!!!

Built in 1959

Essential Information

MLS® #

A2138365



Price	\$1,099,000
Sold Price	\$1,205,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	2130--2132 23 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1W3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 8th, 2024
Days on Market	2
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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