

\$899,900 - 610 24 Avenue Nw, Calgary

MLS® #A2154007

\$899,900

5 Bedroom, 3.00 Bathroom, 1,317 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

ATTN INVESTORS, DEVELOPERS or anyone looking for an AMAZING deal in Mount Pleasant. This GORGEOUS bungalow sits on a MASSIVE 50 x 120 FT RC-2 lot & features a LEGAL 2 bedroom BASEMENT SUITE which is currently rented for \$1650 per month. RENOVATED throughout, this could be the perfect investment property or mortgage helper you have been looking for + Developers this is the perfect BUY & HOLD opportunity. You can collect rent while planning for your next inner-city masterpiece! A beautiful tree lined street sets the stage for this character bungalow that is packed with upgrades you will LOVE!! The upper level features 3 spacious bedrooms including a primary Suite that is set at the back of the house with a private 3 piece en suite. The spacious front living room is light and bright with a big bay window and is complete with HARDWOOD floors that flow into the open-concept kitchen. The kitchen features full height Maple Cabinetry, a spacious pantry, tile backsplash and stainless steel appliances including a GAS range. The dining area is framed by beautiful tile floors and opens onto the back deck which overlooks the massive backyard. A second full bathroom with laundry area completes the upper level. The basement features a separate entrance and private fenced yard. The LEGAL SUITE which is registered with the city has also been renovated and is complete with a BEAUTIFUL white kitchen with tile backsplash and dining area. A spacious living room with built-in



entertainment center and bright Windows makes this a great spot for hanging out. Two large bedrooms with oversized egress windows, a fully renovated bathroom and laundry area complete the lower level. The fully fenced backyard has many trees for added privacy, a tiled fire pit area, stone path, 48*16 gravel parking pad with RV parking, 10Ã—16 deck, large shed & separate side entrance for the legal basement Suite with private fenced yard. This amazing property is packed with SOO MANY features you will LOVE which include a newer roof, windows & furnace + there has been over 50k spent on renovations to make this the perfect turn key rental property or a great opportunity to live up and rent down!! Developers this is the perfect Buy and Hold opportunity while you get your plans together. Located one block from Mount Pleasant Park and outdoor pool, half a block from K-9 School, 2 blocks from Confederation park & only minutes to downtown!Â

Built in 1948

Essential Information

MLS® #	A2154007
Price	\$899,900
Sold Price	\$900,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,317
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	610 24 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1X5

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad, RV Access/Parking

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 14th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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