

\$789,999 - 812 24 Avenue Nw, Calgary

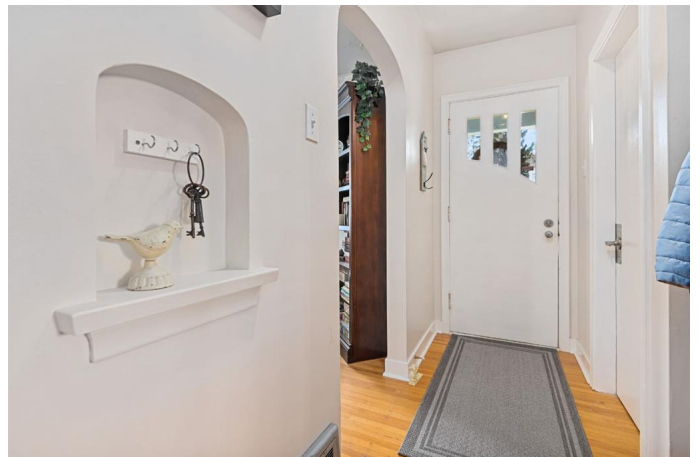
MLS® #A2167027

\$789,999

3 Bedroom, 2.00 Bathroom, 910 sqft
Residential on 0.13 Acres

Mount Pleasant, Calgary, Alberta

CALLING ALL INVESTORS, DEVELOPERS, AND SAVVY BUYERS seeking an incredible opportunity in Mount Pleasant. This GORGEOUS bungalow sits on a MASSIVE 46 x 120 FT RC-2 lot, just a short walk to Confederation Park. Situated on a quiet, well-developed street with beautiful homes, this property is currently rented, making it an ideal investment property or mortgage helper. The layout is perfect for live up, rent down with separate living spaces. For developers, this is the perfect BUY & HOLD opportunity—collect rent while planning your next inner-city masterpiece! Looking for downtown views? Any new development on this lot will capture stunning city views. The charming tree-lined street provides the perfect backdrop for this character-filled bungalow. This gorgeous 3-bedroom, 2-bath home features an open-concept main floor and an inviting, spacious layout, with a new roof on the house and garage, and new windows throughout. The oversized double car garage can also be used as a workshop. Mount Pleasant is a vibrant, family-friendly community featuring numerous parks, playgrounds, schools, and top-notch amenities. Enjoy easy access to Confederation Park, the Mount Pleasant Sportsplex with its hockey and lacrosse rinks and outdoor swimming pool, as well as basketball and tennis courts, and a popular tobogganing hill. The area is conveniently close to SAIT, the Bow River, and downtown Calgary. A short drive away, you'll find the



Foothills Hospital, Alberta Children’s Hospital, the University of Calgary, and the Calgary Winter Club. This is the perfect location for anyone looking to be at the center of it all!

Built in 1951

Essential Information

MLS® #	A2167027
Price	\$789,999
Sold Price	\$780,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.13
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	812 24 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1X7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air

Cooling	Full
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2024
Date Sold	October 3rd, 2024
Days on Market	14
Zoning	RC2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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