

# \$769,900 - 1903 24 Avenue Nw, Calgary

MLS® #A2225890

**\$769,900**

5 Bedroom, 3.00 Bathroom, 1,043 sqft

Residential on 0.13 Acres

Capitol Hill, Calgary, Alberta

**\*\* PRICE DROPPED FOR QUICK SALE \*\***

**CORNER LOT \*\*\*RCG \*\*\* PRIME LOCATION**

**\*\*\* 75 FEET WIDE FRONT \*\*\*Alert: Builders, Investors & Live-Up / Rent Down Buyers! Rare find full size R-CG CORNER LOT home in Capitol Hill with a LEGAL BASEMENT SUITE. Bright & great layout 3-bedroom Bungalow with newer appliances (2023). Shared Laundry in basementâ€™s Common Areas. It also has 2 Bedroom LEGAL Basement with separate entrance. Currently rented for \$1500 + 40% Utilities. This home shows pride of ownership and has GREAT DEVELOPMENT POTENTIAL. Close to schools, parks/green spaces, University of Calgary, SAIT, transit and all other amenities. Call your favourite REALTOR to book your private tour now before the GEM is gone.**

Built in 1951

## Essential Information

MLS® #	A2225890
Price	\$769,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,043
Acres	0.13
Year Built	1951



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1903 24 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1Z4

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), No Animal Home
Appliances	Dryer, Electric Oven, Range Hood, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### Exterior

Exterior Features	Playground
Lot Description	Back Lane, Corner Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

### Additional Information

Date Listed	May 30th, 2025
Days on Market	40
Zoning	R-CG

### Listing Details

Listing Office	URBAN-REALTY.ca
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