

# \$1,295,000 - 1009 24 Avenue Nw, Calgary

MLS® #A2233334

**\$1,295,000**

6 Bedroom, 5.00 Bathroom, 2,551 sqft

Residential on 0.18 Acres

Mount Pleasant, Calgary, Alberta

Rare Redevelopment & Investment Opportunity in Mount Pleasant | Zoned R-CG | Laneway Lot with Approved Development Plan, steps from Confederation Park. This prime 7,728 SQ.FT. corner lot offers expansive redevelopment potential and consistent rental income, with immense upside for tomorrow. Zoned R-CG and positioned on a valuable corner laneway, this property has already been rezoned by current owners and is ideally suited for tandem townhomes, offering a total of 8 potential doors. Development options include: retaining the existing attached duplex and building two tandem infills at the rear (approved plans with basement suites available upon request), a complete teardown and redevelopment into a new fourplex with or without legal basement suites OR your own dream home taking advantage of this very special cul-de-sac location. This flexibility makes it ideal for developers looking to leverage the lot's dual frontage and maximize density as well as for savvy buyers looking for premium land value in this high growth location. Opportunities like this, with rezoning and plans already in place, are increasingly rare in Mount Pleasant. The existing property features: A well-maintained, south-facing side-by-side duplex (1009 and 1011) plus an oversized, fully finished triple tandem garage that can accommodate 6 vehicles, offering additional rental income. Residence 1009 (Vacant) features 1,275 SQ.FT. with 2 bedrooms + flex room, main



floor laundry, large south-facing deck, and 575 SQ.FT. of undeveloped basement. Recent upgrades include new carpet, lighting, full paint, and sod (May 2025). Residence 1011 (Tenanted) features 1,275 SQ.FT. with 4 bedrooms and a partially finished basement including 3-piece bath, laundry, and play area. Additional property highlights: Newer windows (approx. 3 years old) Recently replaced washer/dryer units (2 years ago) Bathroom and appliance upgrades (within the last 5 years) Roof approx. 15 years old. Potential for future upper-level views of downtown Calgary and Nose Hill Park. Located within walking distance to schools, minutes from downtown, University of Calgary, Foothills & Children's Hospitals, and the green spaces of Confederation Park, this location continues to attract high-quality tenants and end-users alike. With ongoing development transforming Mount Pleasant into a hub of modern infill projects, this property stands out as a cornerstone opportunity for builders, investors, and forward-thinking buyers. Contact us today for access to architectural plans, permitting documents, or to schedule a private viewing.

Built in 1969

**Essential Information**

MLS® #	A2233334
Price	\$1,295,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,551
Acres	0.18
Year Built	1969
Type	Residential
Sub-Type	Duplex

Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1009 24 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1Y4

### Amenities

Parking Spaces	8
Parking	Additional Parking, Garage Faces Rear, Oversized, Quad or More Detached, See Remarks, Tandem
# of Garages	6

### Interior

Interior Features	Closet Organizers, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 21st, 2025
Days on Market	11
Zoning	R-CG

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.