

# \$599,900 - 2615 24 Street Nw, Calgary

MLS® #A2204061

**\$599,900**

4 Bedroom, 3.00 Bathroom, 992 sqft

Residential on 0.08 Acres

Banff Trail, Calgary, Alberta

RARE 3 SELF-CONTAINED UNIT FOR RENTALS | TONE OF UPGRADES | TOP NOTCH LOCATION | FURNITURE INCLUDED ! | The 2 illegal suite in basement were once rented for total of \$3,000 per month. With all 3 units, you may get up to \$5,000 in rent per month. This property was also a success Air BNB when in operation, a most busiest month in summer, the income was \$8,000. Welcome to this semi-detached half duplex located in Banff Trail with 2 illegal basement suites. Great location in walking distance of the Foothills Medical Centre, University of Calgary, C-trains, McMahon Stadium, coffee shops, restaurants and pubs, schools, shopping centers, and parks.

Built in 1959

## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2204061                    |
| Price          | \$599,900                   |
| Bedrooms       | 4                           |
| Bathrooms      | 3.00                        |
| Full Baths     | 3                           |
| Square Footage | 992                         |
| Acres          | 0.08                        |
| Year Built     | 1959                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 4 Level Split, Side by Side |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2615 24 Street Nw |
| Subdivision | Banff Trail       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 3Y9           |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 1                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite                               |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard           |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame                     |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 61               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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