

**1009 24 Avenue NW
Calgary, Alberta****MLS # A2233334****\$1,295,000**

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,551 sq.ft.	Age:	1969 (56 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Additional Parking, Garage Faces Rear, Oversized, Quad or More Detached,		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Law		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage		

Inclusions: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

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.