

**1913 24 Avenue NW
Calgary, Alberta**

MLS # A2245394



\$1,100,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,468 sq.ft.	Age:	1951 (74 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms), See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Investors! Upper 3 BEDROOM TWO STOREY CUSTOM HOME WITH LEGAL SEPARATE ENTRY 2 BEDROOM SUITE- Introducing a rare opportunity to secure your financial future in the heart of Capitol Hill. Investors will delight in the potential this property holds, as Capitol Hill stands as a testament to Calgary's burgeoning real estate market. With 4 units in this prime location, you're not just acquiring a home; you're securing a stake in Calgary's future. For those keen on rental income, look no further than the comparables on platforms like RentFaster to witness the lucrative potential that awaits. Capitol Hill's popularity ensures a steady stream of tenants eager to experience tranquility of the area while being just walking distance from 2 of Calgary's best schools, U OF C AND SAIT, for post secondary education. One of the most enticing aspects of this luxury 4 unit duplex is its status as a new build. Say goodbye to the worries of constant repairs and maintenance that older properties often demand. With a fresh construction, you're not only giving contemporary living experience for your tenants but also buying yourself years of peace of mind. Your investment can thrive without the headaches that come with aging properties, as the construction quality and warranty offer a cushion against unexpected expenses. CONTACT YOUR REALTOR OR MESSAGE DIRECTLY FOR SPECIFICATIONS AND FURTHER DRAWING DETAILS.