1523 24 Avenue NW

Calgary | Active | MLS® A2360132

$449,800









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1962**	**1,011 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Home Hunters Real Estate Group Ltd.

A closer look

A golden opportunity to own an inner-city property in sought-after Capitol Hill! This well-cared-for half duplex sits on an expansive 26' x 134' south-exposure lot directly across from the beautifully maintained Confederation Park Golf Course. While the home has not undergone recent cosmetic updates, several important improvements have been completed over the years, including replacement of the main-floor windows, exterior doors, furnace and hot water tank. Original oak hardwood lies beneath the carpets, complemented by like new, never-painted fir doors, trim and baseboards. The lower level has only one developed room, offering excellent potential to design and finish the space to suit your needs. Parking is excellent, with a double tandem front driveway, a single front under-drive garage and a double detached garage with lane access. Although the lot slopes from back to front, the backyard is flat and features a concrete retaining wall with stairs leading to the detached garage. This property has been owner-occupied for many years and has not been used as a rental. The neighbouring property is currently owner-occupied by a longtime owner. Enjoy an unbeatable location just minutes from downtown, the University of Calgary and SAIT, with Confederation Park's beautiful pathways are only steps away. Why rent when you can renovate, personalize and make this home your own? This is an exceptional opportunity to invest in both real estate and lifestyle. The property is believed to be in sound condition; however, the Estate is selling it in "AS IS" condition. A new Real Property Report has been ordered.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360132
Bedrooms	2
Bathrooms	1
Year Built	1962
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow

Total Living Area:	1,011 sq. ft.
Main Level Finished Area:	1,011 sq. ft.
Lot Area:	3,519 sq. ft.
Lot Frontage:	27'7"
Front Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1962 (Age: 64)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	529JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	3
Parking:	Double Garage Detached, Single Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Capitol Hill
Appliances:	Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 14' × 13'5" ·
Main Floor	Dining Room · 12'11" × 10'4" ·
Main Floor	Kitchen · 10'6" × 9'3" ·
Main Floor	Breakfast Nook · 6' × 4'3" ·
Main Floor	Bedroom - Primary · 11'11" × 10'5" ·
Main Floor	Bedroom · 12'2" × 10'4" ·
Main Floor	Mud Room · 6'5" × 5'3" ·
Basement	Hobby Room · 11' × 9'9" ·
Basement	Storage · 25'3" × 10' ·
Basement	Furnace/Utility Room · 22'1" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Walking/Bike Paths
Interior Features:	No Smoking Home

Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Rectangular Lot, Sloped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1523-24-avenue-nw-calgary-a2360132/

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.