1612 24 Avenue NW

Calgary | Active | MLS® A2352377

$1,400,000









Year Built	Living area
1964	**4,000.17 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

With four legal units already in place, substantial land, excellent condition and a prime location, this is a compelling opportunity to add four doors to your portfolio in one strategic purchase. A carefully maintained and exceptionally well-kept fourplex on an impressive 7,787 sq.ft. lot in one of Calgary's most connected inner-city communities.

Enjoy easy access to Confederation Park and Golf Course, Capitol Hill School, SAIT, the University of Calgary, North Hill Centre, Lions Park LRT, Foothills Medical Centre and Downtown Calgary.

The property features four legal up-and-down suites and has been thoughtfully cared for over the years. Three suites are currently rented while the fourth is owner-occupied, creating additional rental upside.

Property details

Status	Active
Prop. Type	Multi-Family
MLS® Num	A2352377
Year Built	1964
Property Type:	Multi-Family
Property Sub Type:	4 plex
Transaction Type:	For Sale
Home Style:	Bi-Level
Total Living Area:	4,000.17 sq. ft.
Main Level Finished Area:	4,000.17 sq. ft.
Lot Area:	7,782 sq. ft.
Lot Frontage:	64'7"
Lot Details:	64.6x120
Levels:	Bi-Level
Year built:	1964 (Age: 62)
Bathrooms:	- (Full:-, Half:-)
Plan:	4152AG

Heating:	Forced Air, Natural Gas
Foundation:	Poured Concrete
Furnished:	Negotiable
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood, Linoleum
Garage:	No
Parking:	Stall
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit
City Quadrant:	Northwest
Community:	Capitol Hill
Appliances:	Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	4x Refrigerator, 4x Stove(s), 4x Washer/Dryer, Shed and Window Coverings
Restrictions:	None Known
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s)
Patio And Porch Features:	None
Lot Features:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, Near Golf Course, Near Public Transit, Near Shopping Center, No Back Lane, No Neighbours Behind, On Golf Course, Rectangular Lot, Street Lighting, Views

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1612-24-avenue-nw-calgary-a2352377/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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