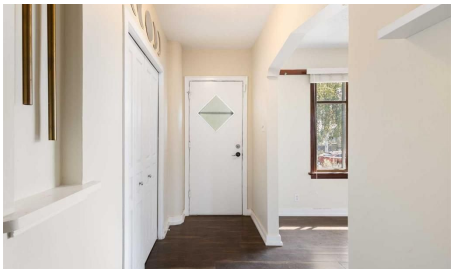
1741 24 Street SW

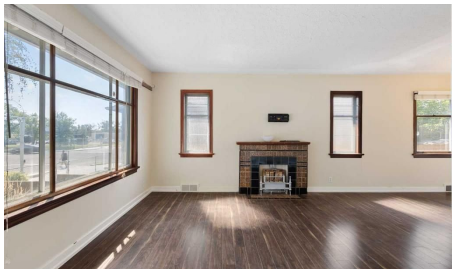
Calgary | Active | MLS® A2359003

$680,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1948**	**1,032.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

Welcome to this fantastic opportunity in the desirable inner-city community of Shaganappi! Situated on an impressive 5,600+ sq. ft. lot and zoned MU (Mixed Use), this detached bungalow offers an ideal combination of space, versatility, and future potential, perfect for a large family, savvy investor, or developer. The main floor features an inviting, airy layout with durable laminate flooring. The spacious living room offers a cozy fireplace, creating a warm and welcoming atmosphere. The adjoining dining area leads into the kitchen, featuring rich dark cabinetry and sleek black appliances. Two generously sized bedrooms, a full 4-piece bathroom, and laundry complete the main level. Downstairs, the legal suited basement provides excellent additional living space and income potential. With its own separate entrance, the basement offers a complete living area featuring two bedrooms, a 4-piece bathroom, and dedicated laundry, ideal for extended family, guests, or rental income. Step outside to enjoy the private west-facing backyard, beautifully landscaped and perfectly suited for relaxing or entertaining on warm summer days. The property also includes a single detached garage and parking pad, providing ample parking for multiple vehicles. The MU zoning and large 5,600+ sq. ft. lot add another layer of opportunity, making this property worth exploring for those looking for future redevelopment or mixed-use potential, subject to City of Calgary requirements and approvals. Location is truly a highlight, with proximity to schools, playgrounds, restaurants, shopping, and public transportation, while being just a short distance from the vibrant energy of 17th Avenue and its incredible selection of dining, shopping, and entertainment options. Quick access to Crowchild Trail makes commuting and exploring the city a breeze. Whether you're looking for a spacious inner-city home, a property with rental income potential, or a smart long-term investment with MU zoning, this home offers exceptional versatility in a sought-after location. Don’t miss this opportunity. Book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359003
Bedrooms	4
Bathrooms	2
Year Built	1948
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,032.81 sq. ft.
Main Level Finished Area:	1,032.81 sq. ft.
Below Grade Finished Area:	867.6 sq. ft.
Acreage:	No
Lot Area:	5,618 sq. ft.
Lot Frontage:	42'5"
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	5
Year built:	1948 (Age: 78)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5536R
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, Main Level
City Quadrant:	Southwest
Community:	Shaganappi
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	Stove, Range Hood, Refrigerator, washer/dryer
Restrictions:	Restrictive Covenant
Main Floor	Living Room · 15'7" × 12'6" ·
Main Floor	Kitchen · 10' × 9'11" ·
Main Floor	Dining Room · 9'1" × 8'10" ·
Main Floor	Breakfast Nook · 7'6" × 6'1" ·
Main Floor	Mud Room · 3'7" × 3'6" ·
Main Floor	Bedroom - Primary · 11'5" × 11'1" ·
Main Floor	Bedroom · 12'3" × 11'11" ·
Basement	Living/Dining Room Combination · 16'2" × 12'8" ·
Basement	Kitchen · 10'8" × 10'1" ·

Basement	Bedroom · 11'11" × 10'9" ·
Basement	Bedroom · 11'11" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Other
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	MU-1 f3.0h16
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1741-24-street-sw-calgary-a2359003/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.