2812 24 Street NW

Calgary | Active | MLS® A2312383

$965,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1955**	**1,061.95 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Exceptional opportunity to own a 52' x 120' R-CG zoned corner lot with a side lane in the highly desirable inner-city community of Banff Trail. This premium property offers outstanding redevelopment potential in one of Calgary's most established and rapidly transforming infill neighbourhoods.

Ideally located just steps from William Aberhart High School, Banff Trail School, and minutes to the University of Calgary, SAIT, Foothills Medical Centre, McMahon Stadium, LRT stations, and downtown Calgary, this location provides excellent connectivity, strong rental demand, and exceptional long-term investment value.

The existing home has been well maintained and renovated, with a move-in-ready upper level. The basement also offers excellent income potential, making it an ideal holding property while future redevelopment plans are considered. Whether you're an investor, builder, or developer, this property provides immediate revenue opportunities together with the flexibility to build in one of Calgary's strongest inner-city growth corridors.

Corner lots with R-CG zoning and side-lane access in Banff Trail are increasingly difficult to find. Don't miss this opportunity to secure a premium redevelopment property in one of Calgary's most sought-after communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2312383
Bedrooms	5
Bathrooms	3
Year Built	1955
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	1,061.95 sq. ft.
Main Level Finished Area:	1,061.95 sq. ft.
Below Grade Finished Area:	943.43 sq. ft.
Acreage:	No
Lot Area:	6,189 sq. ft.
Lot Frontage:	52'
Front Exposure:	West
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	6
Year built:	1955 (Age: 71)
Bedrooms:	5 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	907GS
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes

Flooring:	Hardwood, Tile
Cooling:	Wall Unit(s)
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 18'4" × 13'10" ·
Main Floor	Kitchen · 13' × 11' ·
Main Floor	Dining Room · 11' × 9'5" ·
Main Floor	Foyer · 7' × 3' ·
Main Floor	Bedroom - Primary · 11'6" × 11' ·
Main Floor	Bedroom · 11'4" × 9'6" ·
Main Floor	Porch - Enclosed · 18' × 4' ·
Main Floor	Balcony · 10' × 8' ·
Basement	Laundry · 5'7" × 3'3" ·
Basement	Flex Space · 12' × 9'3" ·
Basement	Furnace/Utility Room · 14' × 9' ·

Basement	Dining Room · 12'5" × 10'8" ·
Basement	Kitchen · 11' × 10'3" ·
Basement	Bedroom · 11'4" × 9' ·
Basement	Bedroom · 9'5" × 9' ·
Basement	Bedroom · 9'6" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	No Animal Home, Vinyl Windows
Exterior Features:	Garden
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2812-24-street-nw-calgary-a2312383/

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