652 24 Avenue NW

Calgary | Active | MLS® A2357576

$800,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1985**	**1,600.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Premiere Realty Direct

A closer look

RARE OPPORTUNITY TO SECURE TWO ADJOINING PROPERTIES WITH APPROXIMATELY 75 FEET OF COMBINED FRONTAGE IN MOUNT PLEASANT! Offered at a combined asking price of $1,500,000, 652 and 654 24 Avenue NW are listed separately and must be purchased together. With approximately 40 feet of frontage at 652 and 35 feet at neighboring 654, this land assembly offers compelling possibilities for builders, investors and families looking to build homes next to one another. Explore the potential for two custom detached homes or alternative redevelopment configurations, subject to City approval and any required subdivision. The existing home at 652 features two bedrooms, two full bathrooms, a half bathroom and a single attached garage. Both homes offer the flexibility to live in one and rent the other, or rent both while planning future redevelopment. Enjoy a desirable inner-city location close to Confederation Park, schools, recreation facilities and local amenities, with convenient access to downtown and SAIT. The advertised frontage represents both properties combined; the individual listing price applies to 652 only.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357576
Bedrooms	3
Bathrooms	3
Year Built	1985
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:	3 Level Split
Total Living Area:	1,600.4 sq. ft.
Main Level Finished Area:	1,074.7 sq. ft.
Upper Level Finished Area:	525.7 sq. ft.

Acreage:	No
Lot Area:	4,822 sq. ft.
Lot Frontage:	40'
Front Exposure:	South
Levels:	3 Level Split
Total Rooms Above Grade:	6
Year built:	1985 (Age: 41)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	3955R
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	2
Fireplace Details:	Wood Burning

Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Front Drive, Garage Faces Front, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Family Room · 15'4" × 12'11" ·
Main Floor	Kitchen · 12'11" × 12'3" ·
Main Floor	Dining Room · 12'11" × 9'1" ·
Main Floor	Living Room · 17'6" × 12'11" ·
Upper Level	Bedroom - Primary · 12'9" × 9'11" ·
Upper Level	Bedroom · 12' × 9' ·
Lower Level	Laundry · 8'2" × 6'1" ·
Lower Level	Bedroom · 11'11" × 8'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Skylight(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Rear Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/652-24-avenue-nw-calgary-a2357576/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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