654 24 Avenue NW

Calgary | Active | MLS® A2358084

$700,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1943**	**658.4 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, 654 and 652 24 Avenue NW are listed separately and must be purchased together. With approximately 35 feet of frontage at 654 and 40 feet at neighboring 652, 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 bungalow at 654 features two bedrooms on the main floor, an additional bedroom below, two full bathrooms and a finished basement. A back deck, backyard, rear lane access and single detached garage add to its appeal. 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 654 only.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358084
Bedrooms	3
Bathrooms	2
Year Built	1943
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:	658.4 sq. ft.
Main Level Finished Area:	658.4 sq. ft.

Below Grade Finished Area:	455.1 sq. ft.
Acreage:	No
Lot Area:	4,219 sq. ft.
Lot Frontage:	35' 1/8 "
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	1943 (Age: 83)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	3955R
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 12'8" × 11' ·
Main Floor	Kitchen · 11'4" × 11' ·
Main Floor	Bedroom - Primary · 10'1" × 9'11" ·
Main Floor	Bedroom · 9'11" × 9'6" ·
Main Floor	Foyer · 6'4" × 4'9" ·
Lower Level	Family Room · 20'3" × 9'6" ·
Lower Level	Bedroom · 10'3" × 8' ·
Lower Level	Laundry · 10'6" × 8'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Private

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/654-24-avenue-nw-calgary-a2358084/

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