

# \$599,900 - 2615 24 Street Nw, Calgary

MLS® #A2204061

**\$599,900**

4 Bedroom, 3.00 Bathroom, 992 sqft

Residential on 0.08 Acres

Banff Trail, Calgary, Alberta

RARE 3 SELF-CONTAINED UNIT FOR RENTALS | TONE OF UPGRADES | TOP NOTCH LOCATION | FURNITURE INCLUDED ! | The 2 illegal suite in basement were once rented for total of \$3,000 per month. With all 3 units, you may get up to \$5,000 in rent per month. This property was also a success Air BNB when in operation, a most busiest month in summer, the income was \$8,000. Welcome to this semi-detached half duplex located in Banff Trail with 2 illegal basement suites. Great location in walking distance of the Foothills Medical Centre, University of Calgary, C-trains, McMahon Stadium, coffee shops, restaurants and pubs, schools, shopping centers, and parks.

Built in 1959

## Essential Information

MLS® #	A2204061
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	992
Acres	0.08
Year Built	1959
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 4 Level Split



Status	Active
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## Community Information

Address	2615 24 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3Y9

## Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	42
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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