

# \$950,000 - 610 24 Avenue Nw, Calgary

MLS® #A2205502

## \$950,000

5 Bedroom, 3.00 Bathroom, 1,329 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

This detached bungalow in Mount Pleasant presents a rare opportunity for investors, builders, and those looking to build their dream home. With 5 bedrooms, 3 bathrooms, and fully separate, legalized legal suite, this property offers immediate rental income of \$3575 per month with the current tenants. This home is in immaculate care for the next future owners. You will find the spacious upstairs fitted with 3 bedrooms and the fully contained downstairs legal suite with two bedrooms. The location and property allows you to get premium rents & AAA tenants. Its turnkey rental potential reduces hassle while you plan your dream build on the perfect 50x120 lot.

Located in a highly sought-after neighbourhood with easy access to downtown, public transit, parks, schools, and local amenities like the outdoor pool and confederation park, this property offers both immediate value and long-term potential. What would your future self thank you for?â€”schedule a viewing today.

Built in 1948

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2205502  |
| Price      | \$950,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Square Footage | 1,329       |
| Acres          | 0.14        |
| Year Built     | 1948        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 610 24 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 1X5          |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 4                              |
| Parking        | Parking Pad, RV Access/Parking |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Vinyl Windows                                    |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard         |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 35               |

ZoningR-CG

Listing Details

Listing OfficeeXp Realty

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