

2615 24 Street NW
Calgary, Alberta

MLS # A2204061



\$599,900

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	992 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Carpet, Hardwood, Vinyl

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Suite

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Dishwasher will be sold as-is, where is, Microwave, 3 TVs, 2 x Refrigerator and all other appliances in Basement, All Furniture in the home except 2 bed set and 2 standing storage in 2 bedroom at main floor.

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.