

# \$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

## 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 Entrance, Private Yard  
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 28  
Zoning R-CG

## Listing Details

Listing Office CIR Realty

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