

# \$1,049,900 - 2001 24a Street Sw, Calgary

MLS® #A2215590

**\$1,049,900**

3 Bedroom, 2.00 Bathroom, 1,175 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Exceptional investment opportunity! Situated on a valuable 50' x 125' corner lot, this 2-storey character home offers strong redevelopment potential in a sought-after location. The lot's size and frontage are ideal for a new multi-family build, duplex, or a custom single-family project (subject to city approval). The existing home provides holding income or renovation potential while you plan your development. With easy access to schools, parks, major roadways, and amenities, this property is perfectly positioned for strong future returns. Rarely do opportunities like this come available â€” act now and secure your next project!

Built in 1947

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215590    |
| Price          | \$1,049,900 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,175       |
| Acres          | 0.14        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2001 24a Street Sw |
| Subdivision | Richmond           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3E 1V5            |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Separate Entrance                                |
| Appliances        | Dishwasher, Microwave, Other, Refrigerator, Oven |
| Heating           | Forced Air                                       |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Suite                      |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other, Private Yard |
| Lot Description   | Corner Lot          |
| Roof              | Asphalt Shingle     |
| Construction      | Wood Frame          |
| Foundation        | Poured Concrete     |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 42            |
| Zoning         | R-CG          |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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