

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	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

**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.