

# \$799,900 - 1903 24 Avenue Nw, Calgary

MLS® #A2225890

**\$799,900**

5 Bedroom, 3.00 Bathroom, 1,043 sqft

Residential on 0.13 Acres

Capitol Hill, Calgary, Alberta

CORNER LOT \*\*\*RCG \*\*\* PRIME LOCATION  
\*\*\* 75 FEET WIDE FRONT \*\*\*Alert: Builders,  
Investors & Live-Up / Rent Down Buyers! Rare  
find full size R-CG CORNER LOT home in  
Capitol Hill with a LEGAL BASEMENT SUITE.  
Bright & great layout 3-bedroom Bungalow  
with newer appliances (2023). Shared Laundry  
in basement's Common Areas. It also has  
2 Bedroom LEGAL Basement with separate  
entrance. Currently rented for \$1500 + 40%  
Utilities. This home shows pride of ownership  
and has GREAT DEVELOPMENT  
POTENTIAL. Close to schools, parks/green  
spaces, University of Calgary, SAIT, transit  
and all other amenities. Call your favourite  
REALTOR to book your private tour now  
before the GEM is gone.

Built in 1951

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225890    |
| Price          | \$799,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,043       |
| Acres          | 0.13        |
| Year Built     | 1951        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1903 24 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 1Z4           |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 6                              |
| Parking        | Concrete Driveway, Parking Pad |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home                         |
| Appliances        | Dryer, Range Hood, Refrigerator, Washer, Electric Oven |
| Heating           | Central, Natural Gas                                   |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Exterior Entry, Finished, Full                         |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Playground                                               |
| Lot Description   | Back Lane, Corner Lot, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Wood Frame                                               |
| Foundation        | Block                                                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 16             |
| Zoning         | R-CG           |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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