

# \$1,899,900 - 1731 24 Street Sw, Calgary

MLS® #A2212801

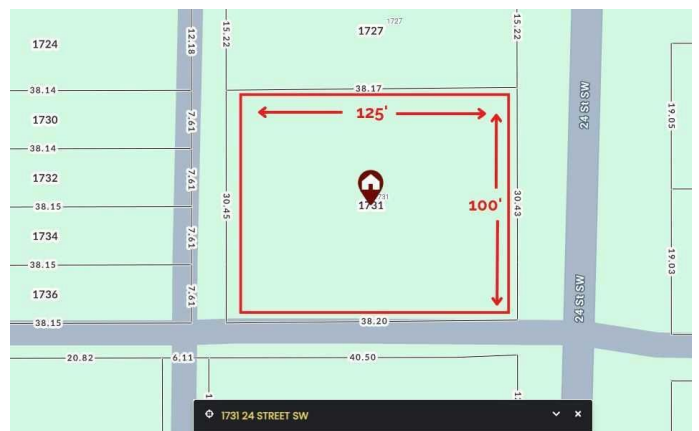
**\$1,899,900**

5 Bedroom, 3.00 Bathroom, 2,984 sqft  
Residential on 0.29 Acres

Shaganappi, Calgary, Alberta

*\*View Multimedia Links for full details\**

ATTENTION BUILDERS, DEVELOPERS, & INVESTORS! Here is a rare opportunity for a 100' x 125' lot in the sought-after inner-city community of Shaganappi! This double-sized lot is zoned R-CG, allowing for various redevelopment opportunities, including four single-detached infills, four semi-detached infills, or three oversized estate infills (subject to city approval). Utilities have already been disconnected in the existing home, and the home has been tested for asbestos – streamlining your development plans. This location is fantastically walkable, just 3 minutes to the Shaganappi Community Centre, which features parks and skating/tobogganing in the winter. It's also 11 minutes to the LRT, 2 minutes to restaurants, and less than 15 minutes to Shaganappi Golf and the Killarney Aquatic and Recreation Centre. Downtown is a mere 9-minute drive, and Westbrook Mall, with its groceries, shops, and Walmart Supercentre, is just 4 minutes by car. This is the perfect location to build new infill homes for today's inner-city buyer. Shaganappi is a quiet residential community situated just West of Downtown and South of the Bow River. With quick access to Bow Trail, 17 Ave, Crowchild Trail, and the West LRT, getting around the city is a breeze. Numerous schools are located nearby, including Alexander Ferguson School, which is just an 8-minute walk away, making it an appealing choice for families. This location also enjoys easy access to the University of



Calgary, Alberta Children’s Hospital, and Foothills Hospital. Seize this prime redevelopment opportunity in a thriving community – don’t miss your chance to invest in one of Calgary’s most desirable inner-city neighbourhoods! Property is being sold "as-is where-is". Reach out today for more information!

Built in 1920

**Essential Information**

MLS® #	A2212801
Price	\$1,899,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,984
Acres	0.29
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1731 24 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1J2

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	None
Heating	See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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