1320 24 Street SE
Calgary, Alberta

MLS # A2214533

$788,888

Division:	Albert Park/Radisson Heights
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bungalow
Size:	1,130 sq.ft.
Age:	2013 (12 yrs old)
Beds:	4
Baths:	3
Garage:	Double Garage Detached, Insulated
Lot Size:	0.08 Acre
Lot Feat:	Back Lane, Back Yard, Private, Views

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows

Inclusions: N/A

Presenting a rare opportunity to purchase a meticulously renovated duplex (both sides are available) located on "Radisson Ridge", offering unparalleled views of downtown Calgary and the majestic Rocky Mountains. Our residences were COMPLETELY transformed and re-built in 2014 by SAM award-winning architect Dwayne Seal, boasting exceptional design and craftsmanship. These walkout bungalow duplexes, each spanning 1,130 sq ft on the main floor and an additional 1,000 sq ft below, provide spacious living with a total of four bedrooms and three full baths per side. The units feature hardwood flooring, granite countertops, and modern amenities including on-demand boilers, steam showers, a rec room fireplace, upper decks, and lower walkout patios. Additional highlights include a double garage, exposed aggregate sidewalks, and beautifully landscaped yards. All of this, just minutes from downtown Calgary. The seller has successfully generated $147,250 in Airbnb revenue for 2024, with $65,000 already booked from June to August 2025. This presents an excellent opportunity for an owner-operator business or to accommodate a growing family.   - Airbnb revenue details available upon request.