

# \$875,000 - 1320 24 Street Se, Calgary

MLS® #A2214533

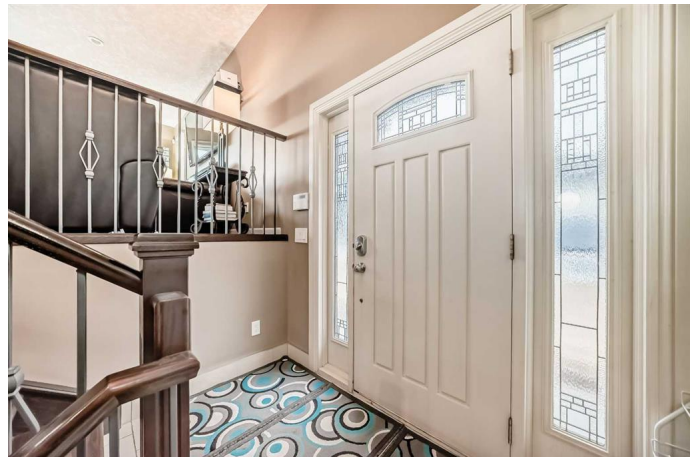
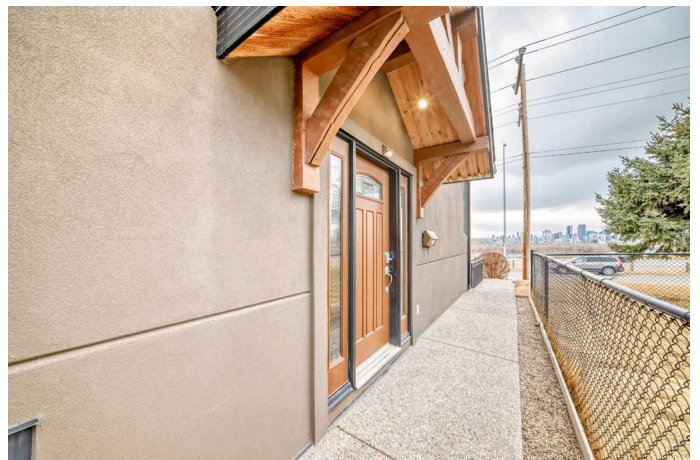
## \$875,000

4 Bedroom, 3.00 Bathroom, 1,130 sqft  
Residential on 0.08 Acres

Albert Park/Radisson Heights, Calgary, Alberta

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. Call Mike for more details on this unit and also 1322 next door - Airbnb revenue details available upon request as well.

Built in 2013



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2214533               |
| Price          | \$875,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,130                  |
| Acres          | 0.08                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1320 24 Street Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A0W9                       |

## Amenities

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

## Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Tankless Hot Water                                            |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Oven-Built-In |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                             |
| Fireplaces        | Gas, Recreation Room                                                                                                                                                                          |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard  |
| Lot Description   | Back Lane, Back Yard, Private, Views |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 4                |
| Zoning         | R-CG             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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