

\$749,999 - 1727 24 Avenue Nw, Calgary

MLS® #A2082311

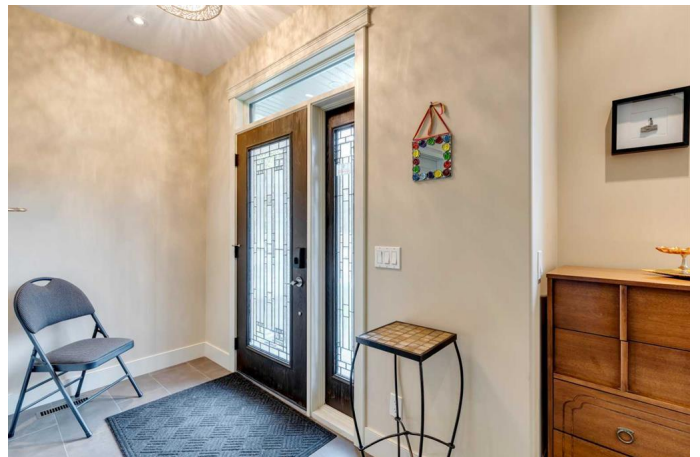
\$749,999

4 Bedroom, 5.00 Bathroom, 2,154 sqft

Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

Nestled in the charming Capitol Hill district, this family home with 3+1 bedrooms offers over 2,900 sq ft of thoughtfully designed living space, mere moments away from picturesque Confederation Park. Elegance & style are unveiled as you step inside this oversized infill, you'll be greeted by engineered hardwood floors, lofty ceilings, and stylish light fixtures. The main floor seamlessly connects an office/den area to the spacious kitchen, adorned with granite countertops, a convenient island/eating bar, ceiling-height cabinetry, a walk-in pantry, stainless-steel appliance package, and a dining area that's perfect for hosting large gatherings and dinner parties. Adjacent to the kitchen, the living room centers around a cozy fireplace, creating an inviting space for family time and entertaining. A 2-piece powder room conveniently completes the main level. The second level hosts three generously sized bedrooms and a 4-piece bathroom. The primary bedroom, with access to a private balcony, is a true sanctuary, featuring a tranquil corner jetted tub, a fireplace, and a sitting area—perfect for unwinding at the end of the day. Enhancing the functionality of the primary bedroom is a custom walk-in closet with a laundry area and a private 4-piece ensuite boasting hydronic in-floor heating, dual sinks, and an oversized shower. The basement is designed for entertaining with hydronic in-floor heating, a spacious family/media room, and a convenient wet bar. Completing the basement are a large



bedroom and a 4-piece bathroom, prepped for a potential second laundry area. Additional highlights include central air conditioning and upgraded carpet throughout the home. Step outside to appreciate the durable hardy board exterior and the sun-drenched south-facing backyard with easy access to the heated double detached garage. This home is located just steps from Confederation Park pathways and the golf course. It's also conveniently close to the University of Calgary, SAIT, schools, shopping, public transit, and offers an easy commute to downtown via 14th Street.

Built in 2012

Essential Information

MLS® #	A2082311
Price	\$749,999
Sold Price	\$745,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,154
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1727 24 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1Z1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 21st, 2023
Date Sold	November 1st, 2023
Days on Market	41
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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