

\$375,000 - 44, 12625 24 Street Sw, Calgary

MLS® #A2087464

\$375,000

2 Bedroom, 3.00 Bathroom, 1,226 sqft

Residential on 0.00 Acres

Woodbine, Calgary, Alberta

Welcome to 44 Tiffany Lane! Updated vinyl windows, an insulated double garage door and Lennox furnace. The South front exposure brings in loads of natural light and is perfect for enjoying sunshine in your private, fenced yard. Great architecture! Floor to ceiling windows, soaring vaulted ceilings, a sweeping stone fireplace, open rails, and an upper-level loft overlooking the main floor. You will love the functionality of this plan. Generous rooms through out. Huge primary bedroom with 4 pc ensuite and plentiful closet space, a large 2nd bedroom, upper-level loft/bonus room and a second 4 pc bath. The main floor has interior access to the rear drive, double attached, drywalled, insulated, & heated garage. You will love the convenience of the main level half bath (nicely located at the rear of the home). The kitchen is well laid out, has an eat up bar and is open to the spacious dining area. The front foyer has room to welcome all your guests. The expansive main living room with character galore is sure to be a favorite living space. The fully finished vintage basement is great for entertaining and comes complete with a bar. Enjoy the separate laundry room and extra storage space. Tiffany Lane is a beautiful complex located just moments from Fish Creek Park, steps from shopping & the Max Line. Easy access to south Stoney & Anderson Rd. Simply put, this is a terrific, pet friendly, very well-located place to call home!

Built in 1980



Essential Information

MLS® #	A2087464
Price	\$375,000
Sold Price	\$400,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	44, 12625 24 Street Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4B1

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Rear Drive

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Cul-De-Sac, Front Yard
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2023
Date Sold	October 20th, 2023
Days on Market	6
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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