

\$575,000 - 206, 1616 24 Avenue Nw, Calgary

MLS® #A2091161

\$575,000

3 Bedroom, 4.00 Bathroom, 1,385 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Backing onto Confederation Park, this thoughtfully designed home offers 3 levels of living, an attached garage and an open-concept floorplan. This fantastic townhome offers a lower level (entry-level) flex room ideal for a home office, kids' playroom or third bedroom having its own three-piece ensuite and patio door that opens up onto its own private park! The main level boasts an open kitchen perfect for entertaining, cozy living room complete with fireplace and access to a balcony overlooking Confederation Park with the golf course beyond. This sun-filled home has endless upgrades with 9' ceilings, quartz counters, custom cabinetry, wide plank floors, stainless steel appliances, high-end lighting, designer paints, and a formal dining space. The upper level is complete with two large bedrooms both featuring EN-SUITE baths (heated master floors), walk-in closets, and a spacious laundry room. This location is steps to transit, easy access to the inner city, wonderful parks, SAIT, and countless amenities. Call your favourite Realtor to book a showing!

Built in 2016

Essential Information

MLS® #	A2091161
Price	\$575,000
Sold Price	\$560,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,385
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	206, 1616 24 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1Y6

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	High Ceilings, No Animal Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	None
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Lot Description	Backs on to Park/Green Space
Roof	Tar/Gravel
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 15th, 2023
Days on Market	13
Zoning	M-CG d96
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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