

\$899,900 - 801 24 Avenue Nw, Calgary

MLS® #A2115216

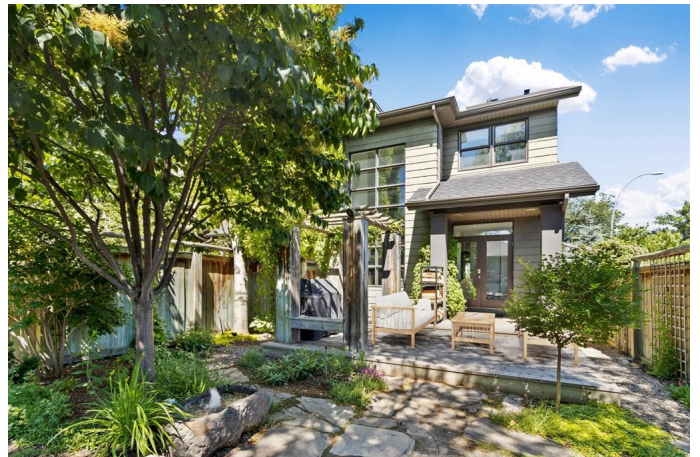
\$899,900

3 Bedroom, 3.00 Bathroom, 2,044 sqft

Residential on 0.10 Acres

Mount Pleasant, Calgary, Alberta

A stunning one-of-a-kind floor plan unlike other side by sides. This meticulously maintained home is situated in the desirable NW inner city and quiet, mature community of Mount Pleasant. The home features South, East & North facing strategically placed windows ensuring the entire main level is flooded with an abundance of natural light. Upon entry you are greeted to a large foyer, a powder room and office with custom built-in desk, shelves and filing cabinets. The heart of the home, a bright kitchen featuring granite and stainless-steel countertops, stainless steel appliances, custom kitchen cabinets, a breakfast island with plenty of seating and dining area provide ample room for entertaining. Off the kitchen an outdoor covered deck overlooking 24th Avenue and the North gardens provides a shady spot during the warm summer days. The living room centers around a wood burning fireplace surrounded by custom built cabinetry with stunning oversized floor to ceiling windows. The master retreat could easily fit a king size bed and features an elegant ensuite with soaker tub, oversized shower, and floating glass countertop. Two additional bedrooms, a laundry room, and a 3-piece bathroom including an oversized steam shower, finish off the second floor. The lower level includes a family room featuring a fireplace with custom built-in shelving and storage. A generous 12 x 8 wine cellar, a large utility room and hobby room or 4th bedroom complete the basement.



Off the living room, through the French doors a lovely deck and slate terrace surrounded by a private garden and outdoor space. This is the perfect spot for a morning coffee or an entertainer’s dream! All tile floors have in floor heating, built in speakers located in the dining room, main bath, ensuite, primary bedroom as well as the deck in the back courtyard are among many features that contribute to this great home. Located on a 180’ lot and over 2300 square feet of developed living space this home includes an oversized heated double detached garage with a back lane driveway. Amazing corner lot with perfectly manicured gardens including perennials that showcase all summer long, many shrubs and trees that wrap around all three sides of the home. This unbeatable location is a block away from Confederation Park, walking distance to many restaurants, shops, schools, and minutes to downtown. Mount Pleasant has an active community membership where residents can enjoy a variety of activities such as a community outdoor pool and hockey rink! This one-of-a-kind home is in a class of its own and is ready for you to turn the key. Welcome Home!

Built in 1999

Essential Information

MLS® #	A2115216
Price	\$899,900
Sold Price	\$885,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,044
Acres	0.10

Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	801 24 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1X9

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway

Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Metal Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Garden, Low Maintenance Landscape, Landscaped, Many Trees, Native Plants, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 4th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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