

\$759,000 - 1737 24 Avenue Nw, Calgary

MLS® #A2126631

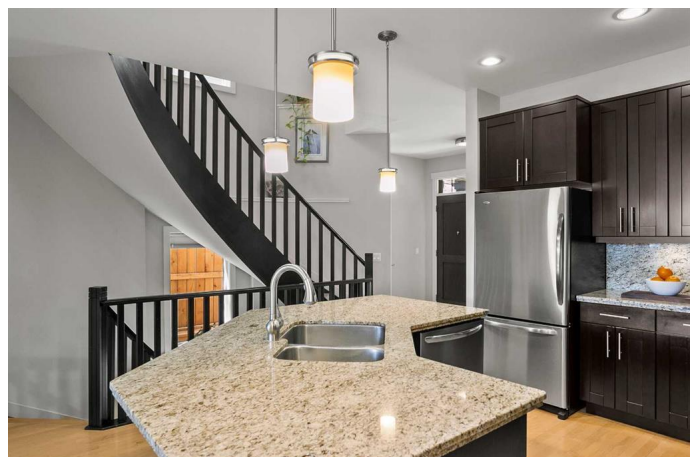
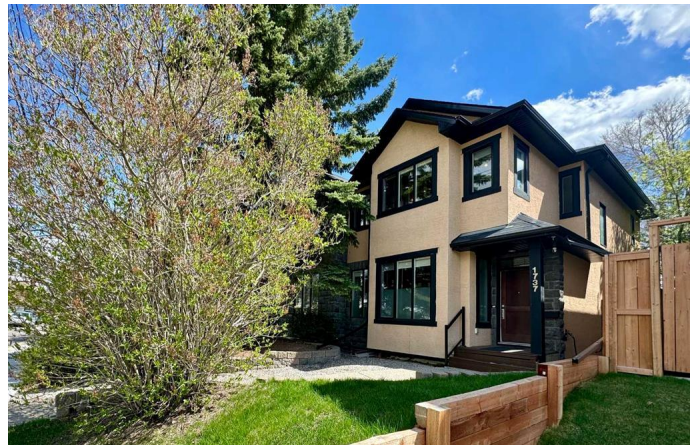
\$759,000

4 Bedroom, 4.00 Bathroom, 1,804 sqft

Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

This executive 2-storey attached home boasts a FULLY DEVELOPED BASEMENT and is in SHOWHOME condition. It offers a total of four bedrooms and four bathrooms with a very bright and open plan. The home has extensive upgrades and built-ins throughout. The main floor features a formal dining room and a GOURMET KITCHEN equipped with a center island, breakfast eating bar, GRANITE countertops and backsplash, and STAINLESS STEEL appliances. The kitchen opens to the eating area and great room, which includes a GAS FIREPLACE and built-ins. Ceiling SPEAKERS are present throughout the home, and a 2-piece powder room is conveniently located on the main floor. Upstairs, a gorgeous spiral staircase leads to the large primary bedroom with a 5-piece spa ensuite, HEATED BATHROOM FLOORS, a jetted tub, an oversized STEAM SHOWER, and a large walk-in closet. There are also two other good-sized bedrooms with a 4-piece bath and a second-floor laundry room. The professionally developed basement includes a family room with built-ins, an oversized bedroom, and a 4-piece bath, along with radiant in-floor heating. The furnace was replaced in 2017. The home features a beautiful SUNNY south-facing backyard complete with maintenance free COMPOSITE DECK and an oversized double detached garage. Pride of ownership is evident throughout the property. It is conveniently located close to SAIT, U of C, schools,



amenities, Confederation Golf Course, and LRT. This home is ideal for a professional couple or a young family and offers exceptional value.

Built in 2005

Essential Information

MLS® #	A2126631
Price	\$759,000
Sold Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,804
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1737 24 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1Z1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	May 24th, 2024
Days on Market	3
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.