

\$1,199,000 - 1432 24 Street Sw, Calgary

MLS® #A2136473

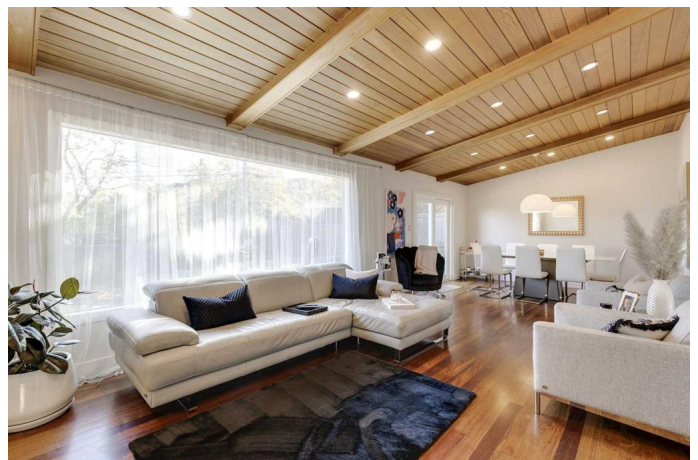
\$1,199,000

3 Bedroom, 4.00 Bathroom, 1,607 sqft

Residential on 0.15 Acres

Scarboro/Sunalta West, Calgary, Alberta

Amazing opportunity in sought after Scarboro! This 4 level split home is perfect for anyone looking for active inner city living! Located on a quiet street, offering over 2,600 sq ft of finished living space with 3 bedrooms and 4 bathrooms. While beautifully updated, this home maintains the beauty of mid century design throughout. The focal point of this home is the main living room with vaulted beamed ceilings, hardwood floors, wood burning fire place and large south facing windows. The separate dining area leads to a large back deck perfect for dining al fresco! Large enough for a dinette, the eat-in kitchen is finished with stainless steel appliances, granite counters and plenty of storage. Completing the main level is a 4pc bath and large foyer. Separated by a spacious built-in workstation with desk and bookshelves, the upper level has 2 suites, the primary offers a 4 pc ensuite, woodburning fireplace, large walk-in closet and an amazing view of downtown through large corner windows. The 2nd suite has a 3 pc ensuite and walk-in closet. On the lower level is a 3rd bedroom, perfect for a teenager or a home office/studio space. The basement is complete with a large rec room with built in shelving, perfect for game nights! Also on this level you will find the laundry room, wet bar and a 3 pc bath. Recent updates include interior/exterior painting, triple pane windows on upper floor & partial main floor. The front drive double attached garage has interior access of the lower level. Zero



scaping means more time to enjoy outdoor living in this low maintenance backyard oasis, inspired by Japanese gardens, the 3 tier deck leads to a slate tile patio with plenty of room for conversation seating. This property would make for the ideal holding property while you plan your large estate home. Centrally located and minutes to all amenities and downtown. Steps to Shaganappi Community Association including Tennis Courts, Basketball Courts & Playground. Close proximity to Alexander Ferguson School, Sunalta School and Mount Royal University. Walking distance to Shaganappi Point CTrain Station, 17th Ave SW and Killarney Pool.

Built in 1962

Essential Information

MLS® #	A2136473
Price	\$1,199,000
Sold Price	\$1,131,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,607
Acres	0.15
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	1432 24 Street Sw
Subdivision	Scarboro/Sunalta West
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C1H8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Tankless Hot Water, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Living Room, Master Bedroom, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 15th, 2024
Days on Market	16
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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