

\$1,275,000 - 742 24 Avenue Se, Calgary

MLS® #A2141770

\$1,275,000

5 Bedroom, 4.00 Bathroom, 2,130 sqft
Residential on 0.08 Acres

Ramsay, Calgary, Alberta

OPEN HOUSE - SATURDAY, JUNE 22 2024
FROM 1PM TO 4PM - Located on a corner lot on one of Ramsay's most (and Calgary's) unique avenues lined with brick elevations and rich in history, this home greets you with a commanding presence and mature landscaping including currents and thriving haskap berries. Attention to detail abounds and custom built for a family - the rooms are all generous and flooded with natural light. The front vestibule features a large closet and opens up to a wonderful space for an open office, piano room or formal sitting area. Entertaining is a pleasure in the dining room complete with a beverage cooler, wine cooler, wine shelving and open shelving for your favourite flatware and cookbooks. The kitchen can be reached directly with a cheater passage for great connectivity and a fun way for the kids to chase the dog around the house. The kitchen is anchored by floor to ceiling cabinets with pantry and abundant pull out drawers. The 10 foot island easily accommodates breakfast and espresso and neatly overlooks your generous family room with a bank of built-ins and gas fireplace. The floor is complete with garden doors to your yard and a good sized mudroom with a convenient pocket door for additional privacy and warmth while using the home's back door in the winter. The open to below stairs take you up to the bedrooms on the second floor. The primary bedroom easily accommodates your California King bed and additional



furniture. The walk-in closet is a good size and features more built-ins. The 6 piece ensuite measures at approximately 160 square feet a spa retreat ready for your making. The two secondary bedrooms will be your kids dreams with lots of room for rest and play. The upstairs laundry has a sink, folding counter top and additional storage. Finally, the basement features a huge rec room, two additional bedrooms / flex rooms, a full bathroom and a handy pantry tucked under the stairs. Book your tour today!

Built in 2012

Essential Information

MLS® #	A2141770
Price	\$1,275,000
Sold Price	\$1,242,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,130
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	742 24 Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G1P3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 15th, 2024
Date Sold	July 6th, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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