

# \$775,000 - 1016 24 Street Nw, Calgary

MLS® #A2162298

**\$775,000**

4 Bedroom, 2.00 Bathroom, 1,064 sqft

Residential on 0.13 Acres

West Hillhurst, Calgary, Alberta

Located on an exceptional 50 x 110ft lot, this 4 bedroom 2 bathroom detached home has been beautifully updated throughout. The main floor features gorgeous hardwood floors, newer vinyl windows and crisp bright paint throughout. The modern kitchen has been renovated with contemporary ceramic tile flooring and backsplash and white quartz countertops. The newer windows and upgraded insulation and ventilation in the attic has resulted in increased warmth and efficiency. The kitchen has an electric range and new range hood and also a connection ready to go if you decide you want to cook with gas! There are 3 large bedrooms on the main level with a luxurious updated 4 piece bathroom. The living and dining rooms are flooded with natural light from the west facing bay window. Just off of the kitchen is a perfect deck for your bbq completed with newer decking and aluminum railings. The massive back yard has been lovingly cared for with trees, raised flower beds and a perfect area for a firepit. The oversized single garage backs onto the alley and the best kept "Secret Park" in the neighbourhood. The lower level is fully finished with a large recreation area with plenty of room for your home theater and workout room. There is a 4th bedroom for guests with another beautiful renovated bathroom. This home has ample storage in the large utility room plus a dedicated gear room with built in shelving. This amazing family home is a rare and wonderful



opportunity to get into a DETACHED home , with your own 4 walls, in this coveted community for a great price without needing to spend \$\$ on renovations. Conveniently located close to the U of C, Sait and both the Foothills and Children's hospitals. Shopping, parks, transit and downtown all nearby, this property will have excellent future development opportunities as well. Check out the virtual tour and then book your showing today!

Built in 1954

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2162298    |
| Price          | \$775,000   |
| Sold Price     | \$758,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,064       |
| Acres          | 0.13        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1016 24 Street Nw |
| Subdivision | West Hillhurst    |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2N 2P7           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters                                      |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Backs on to Park/Green Space, City Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 5th, 2024  |
| Date Sold      | September 19th, 2024 |
| Days on Market | 14                   |
| Zoning         | R-C1                 |
| HOA Fees       | 0.00                 |

## Listing Details

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

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