



THE
A-TEAM

**RE/MAX
FIRST**

1720 24 Avenue, Calgary T2M 1Y9

MLS®#: **A2126166**

Area: **Capitol Hill**

Listing Date: **04/25/24**

List Price: **\$779,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,842

Year Built:

2004

Low Sqft:

Ttl Sqft:

1,842

Lot Information

Lot Sz Ar:

3,347 sqft

Lot Shape:

DOM

24

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Corner Lot

Park Feat:

Double Garage Detached,Oversized

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Water Purifier,Window Coverings

Int Feat:

Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Skylight(s),Vaulted Ceiling(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`9"	Dining Room	Main	10`9" x 13`10"
Family Room	Main	15`7" x 12`10"	Kitchen	Main	10`3" x 14`1"
Living Room	Main	16`6" x 14`1"	4pc Bathroom	Second	5`2" x 9`11"
5pc Ensuite bath	Second	10`11" x 9`3"	Bedroom	Second	10`7" x 12`9"
Bedroom - Primary	Second	16`0" x 19`7"	Walk-In Closet	Second	6`9" x 6`4"
Bedroom	Second	9`3" x 14`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3800AJ

Zoning:
R-CG

Remarks

Pub Rmks:

Bright & spacious semi detached on the corner of oversized lot in Capitol Hill. Comes with oversized double garage to fit your big truck or suv. Steps away from the nearby golf course, park & pathway. Main floor offers a separate living room which is rare to find in the infill house, a kitchen with granite countertop and a pantry, a dining area by window and family room with fire place to relax after long day of work. West facing backyard comes with a deck can entertain a large number of companies. As walking up the stairs, a large skylite brightens up the hallway to invite you to the master bedroom with pitched ceiling, large windows on east and south side. An ensuite comes with jetted tub, double vanities and separate glass shower. Second bedroom comes with windows facing south and west, a bench seat is a bonus. Third bedroom has been converted to walk in closet, but sellers are willing to convert it back to a bedroom if buyer prefers. Spacious basement can be turned into your dream space whatever you wish for. Smart light bulbs thru out entire house. Situated nearby green space but only 15 min from downtown core, close to SAIT, University and shopping. Don't miss out!

Inclusions:
Property Listed By:

None
Royal LePage Mission Real Estate

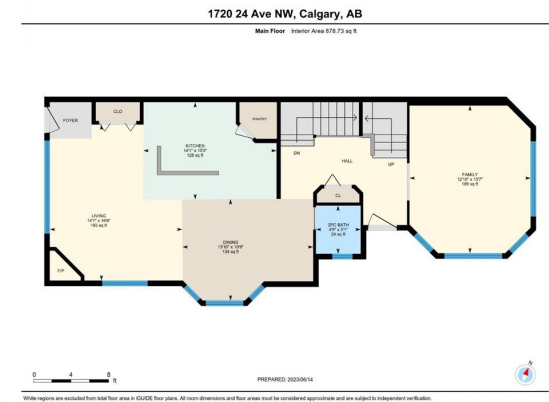
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











1720 24 Ave NW, Calgary, AB
2nd Floor Interior Area 953.43 sq ft

