



THE
A-TEAM

**RE/MAX
FIRST**

3304 24 Street, Calgary T2M 3Z7

MLS®#: **A2131337**

Area: **Charleswood**

Listing Date: **05/11/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **-\$51k, 01-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**
Lot Information
Lot Sz Ar: **7,156 sqft**
Lot Shape: **56x128**

Finished Floor Area

Abv Sqft: **1,726**
Low Sqft:
Ttl Sqft: **1,726**

DOM

140
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Garden,Landscaped,Private,Secluded**
Park Feat: **Concrete Driveway,Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt/Gravel**
Heating: **Central,Forced Air,Humidity Control,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony,Covered Courtyard,Garden,Private Yard,Storage**

Construction: **Mixed**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Dishwasher,Dryer,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **No Animal Home,No Smoking Home,See Remarks**

Utilities: **Electricity Connected,Natural Gas Connected,Fiber Optics Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	16`2" x 13`0"	Bedroom	Second	12`4" x 14`3"
Bedroom	Second	11`11" x 10`10"	3pc Ensuite bath	Second	12`0" x 4`9"
4pc Bathroom	Second	7`7" x 7`10"	Kitchen	Main	12`5" x 12`0"

Living Room
2pc Bathroom
Guest Suite

Main
Main
Main

14`7" x 17`11"
4`11" x 4`11"
21`3" x 11`7"

Dining Room
Laundry

Main
Main

12`5" x 10`5"
8`8" x 6`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2794JK

Zoning:
RC1

Remarks

Pub Rmks:

This meticulously updated home is within walking distance of the University of Calgary, SAIT, shopping, schools, and hospitals, plus Downtown Calgary is just a 10-minute drive away! Inside you'll discover a home with nearly 2,000 SF of sophisticated living space and an array of premium features. Pride of ownership is evident everywhere you look with extensive renovations across all bedrooms, bathrooms, and living spaces. The chef's kitchen is a dream, equipped with luxury appliances, farmhouse sink, ice maker/beverage fridge, coffee station, and elegant cabinetry. Hardwood floors lead you through the inviting formal dining and living rooms, enhanced by a cozy built-in gas fireplace. Upstairs, the primary bedroom dazzles with a walk-in closet and a chic 3-piece ensuite. The additional bedrooms with built-in desks are equally impressive, one featuring a versatile Murphy Bed and closet system, perfect for guests or your home-based business. A stunning 4-piece bathroom and access to a large 20'x10' outdoor deck provide sweeping views of the cityscape. The converted garage is ideal for your business office or a guest bedroom with potential for rental income or easy conversion back to a garage. The property also boasts a covered patio for tranquil mornings or evening relaxation, a vast backyard sanctuary with stunning trees and greenery, shed and additional built-in storage. The house even has a premium whole-house water treatment system. This property is a true gem, with a large unfinished lower level ready for your custom touch and potential to purchase part of the adjacent City of Calgary lot. Don't miss out on this exceptional home, where the perfect location meets luxury, comfort and convenience.

Inclusions:
Property Listed By:

**Outdoor shed, pool table
Royal LePage Solutions**

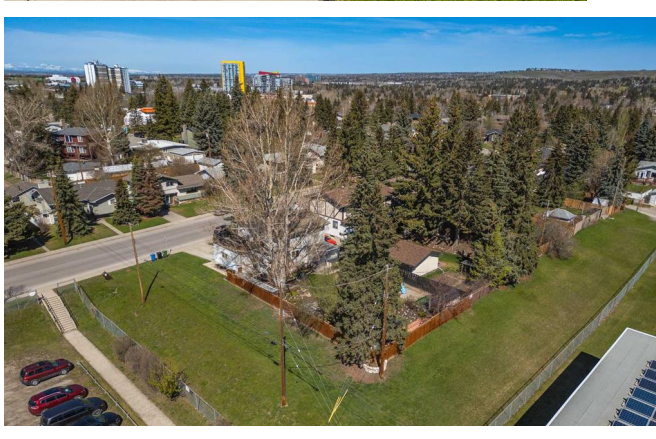
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













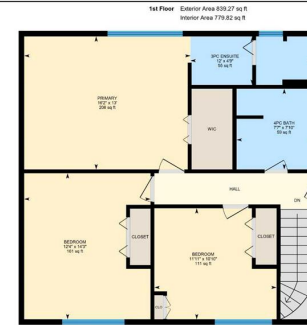
3304 24 St NW, Calgary, AB



PREPARED: 2024/05/11

White regions are excluded from total floor area in OASDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 879.80 sq ft
Interior Area 756.43 sq ft



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