



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2007 24 Avenue, Calgary T2M 1Z6**

MLS®#: **A2138571**

Area: **Banff Trail**

Listing Date: **06/05/24**

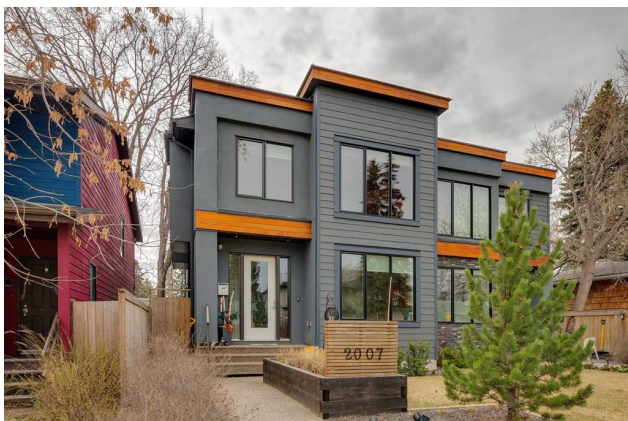
List Price: **\$919,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 22-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,115**

Year Built:

**2013**

Low Sqft:

Ttl Sqft:

**2,115**

Lot Information

Lot Sz Ar:

**3,638 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped,Level,Rectangular Lot**

**Double Garage Detached**

DOM

**23**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Oven-Built-In,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat:

**Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Skylight(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>13`0" x 17`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`11" x 21`4"</b>
<b>Office</b>	<b>Main</b>	<b>5`0" x 6`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>6`10" x 20`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`1" x 17`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`2" x 18`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`8" x 5`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`4" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`9" x 8`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>20`2" x 12`2"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`4" x 6`4"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`9" x 5`3"</b>

Walk-In Closet  
Other  
Game Room

Upper  
Basement  
Basement

6`9" x 8`8"  
7`4" x 11`6"  
19`3" x 27`11"

4pc Bathroom  
Bedroom  
Furnace/Utility Room

Basement  
Basement  
Basement

5`0" x 10`3"  
19`3" x 11`7"  
9`4" x 10`4"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C2

8100AF

Remarks

Pub Rmks:

**Discover incredible value in this stunning home! With over 2,100 sq ft on the top two floors and an additional 1,000+ sq ft finished in the basement, this spacious 3+1 bedroom property boasts all the upgrades you've been dreaming of. The fully landscaped front yard with exposed aggregate walkway and flower boxes adds curb appeal. Step inside to an open concept main floor, filled with natural light and featuring an oversized quartz island and countertops in the massive kitchen, upgraded stainless steel appliances, and extra storage. The living room impresses with a wall of built-ins and vaulted ceilings with large south-facing windows. A main floor office, 2-piece bath, and sitting room complete this level. Ascend the open riser glass-encased staircase to the top floor, where you'll find 3 large bedrooms with walk-in closets, a laundry room, a 4-piece bathroom, and the master retreat. The master suite includes a tile-surround gas fireplace, built-ins, vaulted ceilings, and a luxurious 5-piece ensuite with heated floors. The fully finished basement features in-floor heating, a large wet bar, gas fireplace, wall-mounted TVs, a high end sound system (included), a bedroom, and a 4-piece bath. Additional upgrades include Hunter Douglas blinds, a smart home security system, Navien tankless water and boiler system, Water Boss soft water system, a garburator, built-in wood cabinets in all closets, and a large soaker tub in the master ensuite and stunning Gem Stone lights. The south-facing backyard features a built in Napoleon BBQ outdoor kitchen, hot tub, fire table, concrete waterfall feature and small green space and a large double detached garage. The extra deep lot offers ample space for outdoor activities. Recent changes on 24 Ave NW have improved the area with bike paths, added crosswalks, and altered traffic routes to create a quieter, more bike and pedestrian-friendly location. Don't wait—schedule your showing today and experience all the benefits this beautiful home has to offer!**

Inclusions: **Wall Mount X4, Built in Speakers & Wall Mounted Speaker System, Audio System in Basement, Smart Home System and Alarm System, Hot Tub, Fire Pit, Outdoor Kitchen and BBQ.**

Property Listed By: **eXp Realty**

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





