



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**831 24 Avenue, Calgary T2M 1X9**

MLS®#: **A2144433**      Area: **Mount Pleasant**      Listing Date: **06/26/24**      List Price: **\$1,275,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **4,525 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **2,112**  
 Low Sqft:  
 Ttl Sqft: **2,112**

DOM

**147**  
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**      Construction: **Cement Fiber Board,Stucco**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Oven,Refrigerator**  
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Other</b>	<b>Main</b>	<b>9`8" x 14`1"</b>	<b>Mud Room</b>	<b>Main</b>	<b>10`0" x 5`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`0" x 12`8"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`1" x 20`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 13`7"</b>
<b>Entrance</b>	<b>Main</b>	<b>6`7" x 11`11"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>3`9" x 5`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 9`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`10" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`0" x 4`11"</b>	<b>Laundry</b>	<b>Upper</b>	<b>9`0" x 6`0"</b>

Other  
 Bedroom - Primary  
 Furnace/Utility Room  
 Exercise Room  
 Den  
 Walk-In Closet

Upper  
 Upper  
 Basement  
 Basement  
 Basement  
 Basement

3`9" x 3`2"  
 14`1" x 12`7"  
 6`3" x 14`0"  
 11`8" x 8`10"  
 8`10" x 10`10"  
 5`6" x 10`11"

Walk-In Closet  
 6pc Ensuite bath  
 Game Room  
 Other  
 4pc Bathroom  
 Bedroom

Upper  
 Upper  
 Basement  
 Basement  
 Basement  
 Basement

7`0" x 9`0"  
 15`0" x 8`7"  
 16`11" x 19`0"  
 3`5" x 6`11"  
 8`10" x 4`11"  
 12`9" x 9`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **29340**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Welcome to 831 24 Ave NW, a stunning home situated on an extra deep lot, offering a perfect blend of luxury, comfort, and functionality. As you step inside, you'll be greeted by a bright dining area with huge windows and wide plank engineered hardwood flooring seamlessly throughout the main floor. The gourmet kitchen is a culinary enthusiast's dream, equipped with top-line KitchenAid appliances, ample counter space, Quartz countertops, a beautifully selected backsplash, a huge eat-in island, and elegant cabinetry. The inviting living area is anchored by a cozy gas fireplace with custom built-ins, providing both style and practicality. Double patio doors lead to a beautiful deck that overlooks the expansive backyard - perfect for outdoor dining and entertaining. A 2-piece bathroom and mudroom complete the main floor. The upper floor is dedicated to the luxurious primary bedroom suite. This private retreat features a wet bar, a generous walk-in closet, and a spa-like ensuite bathroom with a soaker tub, walk-in shower, and dual vanity. Two generous-sized bedrooms and a full bathroom complete the upper floor of this house. The fully finished basement features a well-appointed wet bar and a spacious rec room, providing the perfect setting for entertaining guests. The bonus room offers flexibility, making it ideal for a home office or additional living space. The basement also includes a gym and a bedroom with a walk-in closet and a full bathroom. Completing this exceptional home is a double garage with extra storage space, providing ample room for vehicles and belongings. Combining modern amenities with thoughtful design, 831 24 Ave NW offers a comfortable and elegant living experience. Don't miss the opportunity to make this extraordinary property your new address and enjoy all the luxuries it has to offer!**

Inclusions:  
 Property Listed By: **None  
 eXp Realty**

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











