



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: Active 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:

DOM

102
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Landscaped, Street Lighting, Rectangular Lot
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Other
Construction: Cement Fiber Board, Stucco
Flooring: Carpet, Hardwood, Tile
Water Source:
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)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, 2pc Bathroom, Entrance, Bedroom, 4pc Bathroom, Mud Room, Kitchen With Eating Area, Dining Room, Walk-In Closet, Laundry with their respective levels and dimensions.

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: **\*\* OPEN HOUSE: Sat, Oct. 5th 12-2pm \*\* 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 flowing 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**













