



THE
A-TEAM

**RE/MAX
FIRST**

1016 24 Street, Calgary T2N 2P7

MLS®#: **A2162298**

Area: **West Hillhurst**

Listing Date: **09/05/24**

List Price: **\$775,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,064**
Low Sqft:
Ttl Sqft: **1,064**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,City Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 13`5"
Bedroom	Main	13`3" x 8`7"
Living Room	Main	11`6" x 17`1"
Bedroom	Basement	9`1" x 12`8"
Storage	Basement	9`1" x 12`8"
3pc Bathroom	Basement	

Room	Level	Dimensions
Bedroom	Main	9`9" x 8`7"
Kitchen	Main	12`4" x 13`2"
Dining Room	Main	7`6" x 8`2"
Game Room	Basement	37`10" x 14`3"
4pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4683GP

Zoning:
R-C1

Remarks

Pub Rmks:

Located on an exceptional 50 x 110ft lot, this 4 bedroom 2 bathroom detached home has been beautifully updated throughout. The main floor features gorgeous hardwood floors, newer vinyl windows and crisp bright paint throughout. The modern kitchen has been renovated with contemporary ceramic tile flooring and backsplash and white quartz countertops. The newer windows and upgraded insulation and ventilation in the attic has resulted in increased warmth and efficiency. The kitchen has an electric range and new range hood and also a connection ready to go if you decide you want to cook with gas! There are 3 large bedrooms on the main level with a luxurious updated 4 piece bathroom. The living and dining rooms are flooded with natural light from the west facing bay window. Just off of the kitchen is a perfect deck for your bbq completed with newer decking and aluminum railings. The massive back yard has been lovingly cared for with trees, raised flower beds and a perfect area for a firepit. The oversized single garage backs onto the alley and the best kept "Secret Park" in the neighbourhood. The lower level is fully finished with a large recreation area with plenty of room for your home theater and workout room. There is a 4th bedroom for guests with another beautiful renovated bathroom. This home has ample storage in the large utility room plus a dedicated gear room with built in shelving. This amazing family home is a rare and wonderful opportunity to get into a DETACHED home , with your own 4 walls, in this coveted community for a great price without needing to spend \$\$ on renovations. Conveniently located close to the U of C, Sait and both the Foothills and Children's hospitals. Shopping, parks, transit and downtown all nearby, this property will have excellent future development opportunities as well. Check out the virtual tour and then book your showing today!

Inclusions:
Property Listed By:

None
CIR Realty

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









1016 24 St NW, Calgary, AB

Main Floor Exterior Area 1004.20 sq ft
Interior Area 1013.92 sq ft



0 2 4 ft

PREPARED: 2024/07/19

White regions are excluded from total floor area in GDS/DE 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 1027.21 sq ft
Interior Area 899.20 sq ft



0 2 4 ft

PREPARED: 2024/07/19

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