

## 1611B 24 Avenue, Calgary T2M 1Y7

MLS®#:	A2183595	Area:	Capitol Hill	Listing Date:	12/20/24	List Price: \$599,900
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



l Information				DOM	
/pe:	Residential			1	
pe:	Semi Detached	(Half		<u>Layout</u>	
	Duplex)	Finished Floor Ar	ea	Beds:	4 (2 2 )
wn:	Calgary	Abv Sqft:	1,089	Baths:	2.0 (2 0)
uilt:	1977	Low Sqft:		Style:	Bi-Level,Side by Side
ormation		Ttl Sqft:	1,089		
Ar:	3,638 sqft			Dorling	
ipe:				Parking	_
				Ttl Park:	2
				Garage Sz:	0
: :					
t:	Back Lane,Back	Yard, Front Yard, Lan	dscaped,Rectangula	r Lot	

Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lo Alley Access,On Street,Parking Pad,Rear Drive

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: Cement Fiber Board,Wood Flooring:	Cement Fiber Board,Wood Frame			
Ext Feat: Balcony			5	Ceramic Tile,Hardwood,Laminate,Linoleum Water Source: Fnd/Bsmt:			
Kitchen Appl: Int Feat: Utilities:	Dishwasher, Dryer, Ele Storage	ctric Stove,Range Hood,Refrigerato	r,Washer,Window Coverings Room Information				
Room 5pc Bathroom Dining Room Laundry Bedroom Living Room Kitchen Bedroom	<u>Level</u> Main Main Main Basement Basement Basement	Dimensions 11`0" x 7`4" 7`3" x 6`1" 16`0" x 8`10" 19`9" x 11`7" 12`10" x 10`1" 15`5" x 10`1"	<u>Room</u> Living Room Kitchen Bedroom - Primary 4pc Bathroom Dining Room Laundry Bedroom	<u>Level</u> Main Main Basement Basement Basement Basement	Dimensions 20`4" x 13`6" 13`0" x 8`10" 12`10" x 11`0" 9`3" x 6`7" 12`0" x 9`3"		

Legal/Tax/Financial						
Title:	Zoning:					
Fee Simple	H-GO					
Legal Desc:	2864AF					
	Remarks					
Pub Rmks:	Just steps to Confederation Golf Course & the winding walking trails through Confederation Park is this updated half-duplex in the popular inner city community of Capitol Hill. With a legal basement suite complete with its own entrance & furnace, this fully finished bi-level is the perfect property where you can live on 1 level & rent out the other, or rent out both levels. Updated main floor unit with open concept living/dining room with hardwood floors & balcony, great-sized white kitchen with stainless steel appliances & tile floors, 2 South-facing bedrooms with large mirrored closets, full bathroom with low-flow/dual-flush toilet & laundry room. Oversized windows in the legal lower level suite, which has laminate floors throughout, spacious white kitchen, open concept living/dining room, full bath with tile floors, 2 bedrooms & laundry/utility room. Among the many improvements: roof in 2011, windows in 2017, hot water tank in 2023, Hardie Board exterior in 2017 & both furnaces in 2017. Lower suite also has access to the South-facing patio, & both units have a storage shed. Both sets of washer & dryer are included. Rear parking pad off the back alley. Located in this prime location only a block West from 14th Street, providing quick easy access to University of Calgary, SAIT, LRT &					
Inclusions:	2 storage sheds, dishwasher/stove/hoodfan/washer/dryer/window coverings in basement					
Property Listed By:	Royal LePage Benchmark					

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







