



THE
A-TEAM

**RE/MAX
FIRST**

1120 24 Street, Calgary T2N 2P7

MLS® #: **A2188467**

Area: **West Hillhurst**

Listing Date: **01/30/25**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,032**
Low Sqft:
Ttl Sqft: **1,032**

Lot Information

Lot Sz Ar: **5,457 sqft**
Lot Shape:

DOM

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

Parking

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

Access:

Lot Feat:

Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Irregular Lot,Landscaped,Street Lighting,Treed

Park Feat:

Garage Door Opener,Oversized,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Electric,Other,See Remarks,Zoned**
Sewer:
Ext Feat: **Courtyard,Fire Pit,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),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),High Ceilings,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`11" x 11`11"
Kitchen	Main	10`11" x 12`10"
Bedroom - Primary	Main	10`6" x 12`5"
Bedroom	Lower	11`11" x 11`2"
Living Room	Lower	17`2" x 12`1"
Furnace/Utility Room	Lower	12`7" x 9`10"

Room	Level	Dimensions
Dining Room	Main	7`8" x 8`8"
Living Room	Main	17`9" x 16`11"
4pc Bathroom	Main	10`6" x 4`11"
Kitchen	Lower	9`6" x 12`1"
Bedroom - Primary	Lower	10`9" x 12`0"
4pc Bathroom	Lower	6`2" x 8`11"

Title:
Fee Simple
 Legal Desc:

4683GP

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to your dream home! This beautifully updated bungalow is a rare find, perfectly situated in a prime location close to the University of Calgary, Foothills Hospital, and the Southern Alberta Institute of Technology. With its modern upgrades and serene outdoor space, this property is ideal for families, professionals, or anyone seeking a peaceful retreat in the heart of the city with a separate suite (illegal). As you step inside, you'll be greeted by a bright and inviting atmosphere, enhanced by vaulted ceilings, upgraded lighting throughout, including stylish pot lights that create a warm ambiance. The main level features two spacious bedrooms, each designed for comfort and tranquility, along with a full bathroom that boasts contemporary finishes, and in floor heat to keep you toasty warm. The heart of the home is the well-appointed kitchen, which seamlessly flows into the living and dining areas, making it perfect for entertaining or enjoying cozy evenings in. Venture downstairs to discover an additional two bedrooms, offering ample space for guests or family members, along with another full bathroom and a complete kitchen - both with heated floors, as well as large laundry room. Large windows have been installed in the basement, making it very bright! With a separate entrance to the basement, this space provides excellent potential for rental income with its illegal suite, or an in-law/nanny/family member suite, adding to the home's versatility. Step outside into your own private paradise! The expansive backyard feels like a park, complete with towering trees that provide shade and tranquility, and even lilac and cherry trees! Multiple sitting areas invite you to unwind and enjoy the outdoors, while a beautifully designed fire pit area sets the stage for memorable gatherings under the stars. For those with a green thumb, a dedicated garden space awaits your personal touch. Additional features include an oversized garage in the backyard, providing ample storage and workspace, as well as the added privacy of backing onto an alley. A secret park just half a block away offers even more green space for recreation and relaxation. This well-maintained bungalow is in excellent condition, making it move-in ready for its new owners. With its unbeatable location and rare combination of features, this property won't last long on the market. Don't miss your chance to own this exceptional home—schedule a viewing today!

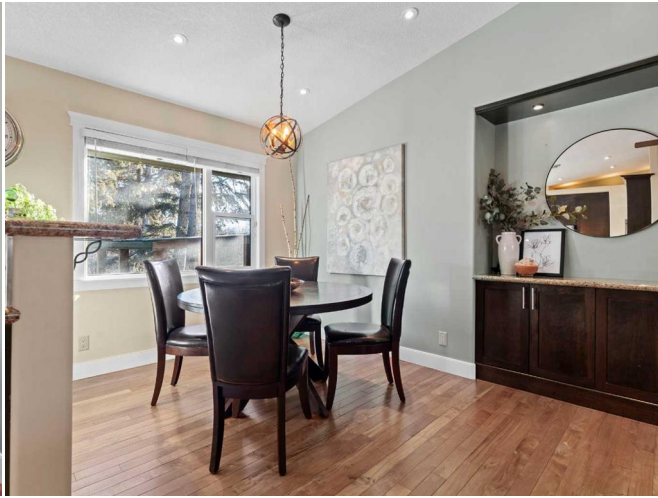
Inclusions:
 Property Listed By:

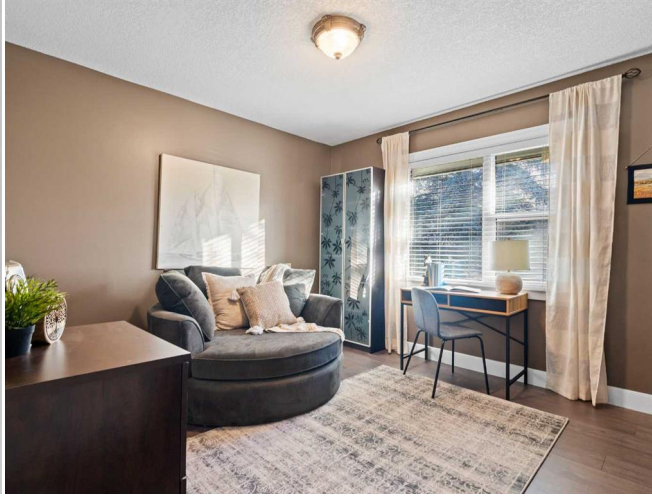
**Two washers, two dryers, two stoves, two dishwashers, two microwaves
 RE/MAX House of Real Estate**

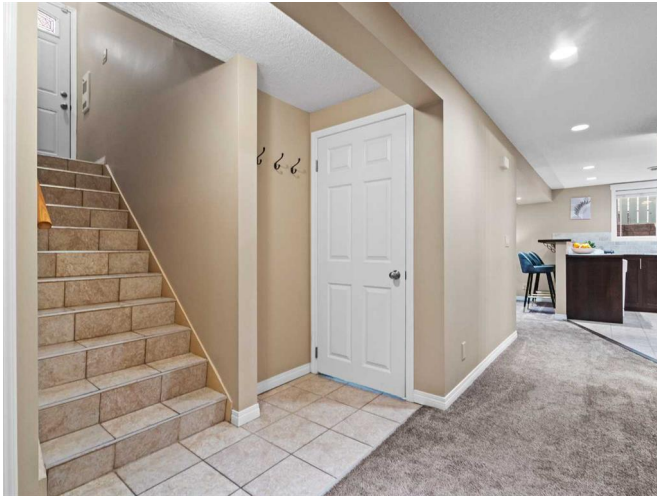
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

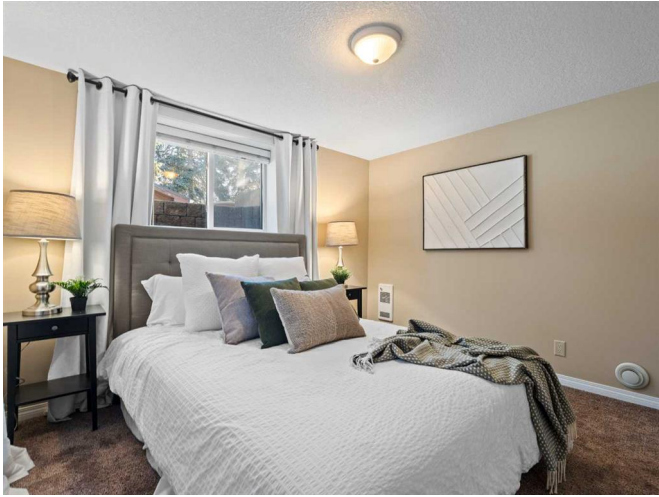




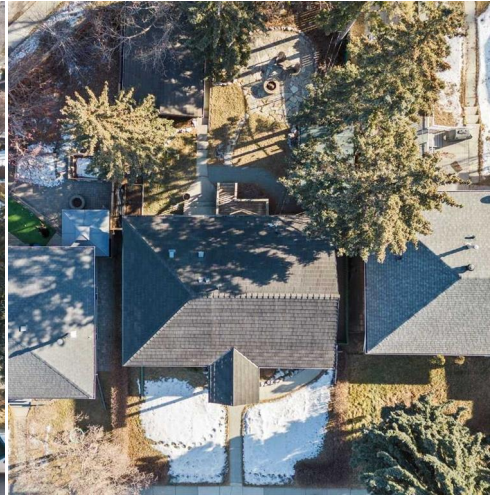












1120 24 St NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1032.31 sq ft



Main Floor
Exterior Area 1032.31 sq ft



Basement (Below Grade)
Exterior Area 905.21 sq ft



PREPARED: 2025/01/28

White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

