



14858 24 Street, Calgary T3P 2J9

MLS® #: **A2196387** Area: **Moraine** Listing Date: **02/23/25** List Price: **\$647,232**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,486 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,717**
 Low Sqft:
 Ttl Sqft: **1,717**

DOM
0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Rectangular Lot,Street Lighting**
 Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
 Legal Desc: **2410339**

Zoning: **R-G**

Remarks

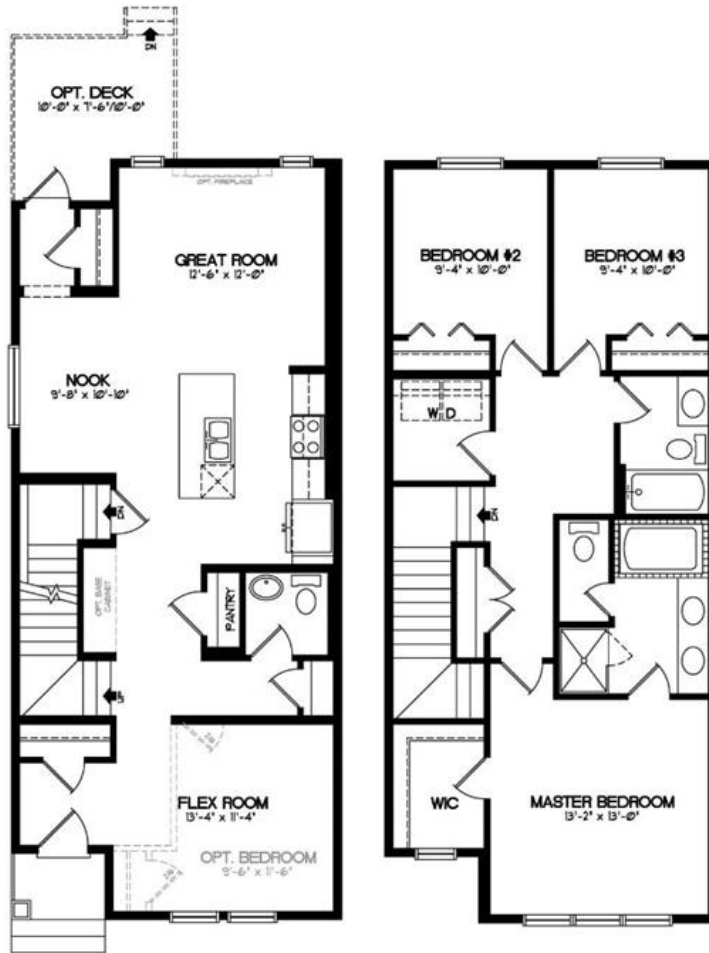
Pub Rmks: **Welcome to the Concord 2 Prairie Style built by Broadview Homes; this stunning floor plan boasts 1717 SqFt. The front door opens to a beautiful open floor plan with an optional main floor bedroom or flex room for day seating. The open concept kitchen, dining nook and great room make this the perfect home to entertain company. The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, granite countertops and a centre island with space for barstool seating. Upstairs holds 3 bedrooms, 2 full bathrooms and a laundry room. The spacious primary bedroom is paired with a 5pc ensuite bath with a soaking tub and double**

vanities. The basement of this home includes rough-ins and 9' ceilings. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!

Inclusions:
Property Listed By:

N/A
RE/MAX Crown

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



MAIN FLOOR - 882 SQFT

UPPER FLOOR - 835 SQFT