



GRASSROOTS
REALTY GROUP

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409 24 Avenue NW
Calgary, Alberta

MLS # A2220026



\$938,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,077 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	TV Projector and 100" Screen in basement rec. room are included		

Stunning Custom Home in Mount Pleasant | Over 2,900 Sq Ft | Prime Inner-City Location Welcome to this impeccably designed custom home on one of the most sought-after streets in Mount Pleasant, just minutes from downtown Calgary. Boasting over 2,900 sq ft of beautifully finished living space, this inner-city gem offers the perfect blend of luxury, functionality, and timeless style. Step inside to find 10-foot ceilings with custom wood detailing, wide-plank hardwood floors, and an open-concept main floor that's built for entertaining. The chef-inspired kitchen is a showstopper — featuring a massive island, custom cabinetry, gas cooktop, wall oven, and endless quartz countertops. Enjoy hosting in the spacious dining area, and relax in the cozy living room with a gas fireplace. A thoughtfully designed mudroom and stylish powder room complete the main level. Upstairs, natural light floods the space. The primary retreat is a dream with a 5-piece spa-inspired ensuite, including a steam shower, double vanity, and a huge walk-in closet. Two additional spacious bedrooms, a full bath, and a large laundry room with built-in storage round out the upper floor. The fully developed lower level offers a large rec room with wet-bar and built-ins, a fourth bedroom, a full bathroom, and ample storage — ideal for guests, a home gym, or movie nights. Outside, enjoy your south-facing backyard, perfect for warm Calgary evenings. A double detached garage, rare non-permit street parking, complete the package. This is an opportunity to own a truly exceptional home in one of Calgary's most established and convenient inner-city neighborhoods. Now is your chance to make this Mount Pleasant masterpiece your own!