



**GRASSROOTS**  
REALTY GROUP

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**1312 24 Street SE**  
**Calgary, Alberta**

**MLS # A2225710**



**\$950,000**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,551 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Gated, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rock Outcr		

**Heating:** High Efficiency, Forced Air, Wood Stove

**Floors:** Ceramic Tile, Laminate

**Roof:** Clay Tile

**Basement:** Finished, Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Features:** Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Tankless Hot Water, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Sheds; See remarks for additional details, seller would prefer to leave behind nearly all furniture, art and electronics

**HUGE PRICE REDUCTION!!** Perched on the ridge in Albert Park, 1312 24 St SE offers BREATHTAKING CITY VIEWS and immaculate upkeep. Enjoy front-row seats to stunning sunsets and city lights, right from your living room. Enter through a gated, low-maintenance yard with a charming path leading to the front porch, with stone facade across the exterior. Spend your time enjoying the front perennial garden or refreshing the rock garden and water feature -- no lawnmower needed. The durable tile roof still has plenty of life left, offering peace of mind against hail and costly repairs. Inside the 3100 sq of developed space, a grand entryway with a 12' domed ceiling leads to a spacious living room with 9' ceilings and panoramic skyline, park, river and mountain views. Relax with the included 84" 8K TV and KEF sound system, all kept comfortable by central AC. The kitchen features tall solid oak cabinets, thick granite countertops, and stainless steel appliances, ready for your personal touch. Enjoy meals beside the bay window, watching the sunset, then step onto your front patio for an evening drink. The master suite fits a full king set and includes a luxurious ensuite with floor-to-ceiling Italian tile, a sit-in bath, and mural tile accents. The second bedroom features a walkthrough ensuite with Italian tile, a soaker tub, and laundry hookups. Downstairs, you'll find a massive living area perfect for a pool table or media setup, with tile flooring throughout. Two more bedrooms, a full bath, a workshop, and cold storage complete the space. The mechanical room features a new high-efficiency furnace, on-demand water system, and water softener. In the zero-maintenance backyard: a cool cedar shed, a 20x10' storage shed, and a secure gated garage. Most furnishings and items are negotiable with the sale. You'll love the easy access to

Deerfoot, Memorial, and Blackfoot Trail, making commuting or getting around the city a breeze. Nearby shopping, bike trails, and parks add even more convenience and lifestyle appeal to this beautiful home. Lastly, the basement could be converted into a suite (pending city approval) for steady AirBnB income, either with an entrance under the front patio or split entrance at the foyer. Book your showing today with your favorite realtor!