



**GRASSROOTS**  
REALTY GROUP

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**2002 24 Avenue  
Didsbury, Alberta**

**MLS # A2236630**



**\$449,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,607 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** 2 Washer, 2 Dryer, 1 Dishwasher, 1 Microwave with hood fan, 2 Stoves, 2 Fridge, 1 Chimney style hood fan.

Welcome to this well-designed half duplex located in a prime location in Didsbury, Alberta — just steps from downtown and within walking distance to schools, parks, and shopping. This home offers incredible value with a full legal basement suite and separate side entrance, making it ideal for multi-generational living or as a mortgage helper. The main floor features durable vinyl plank flooring throughout, a spacious living room just off the front entrance with a stylish feature wall, a large kitchen with ample cabinetry, range-style hood fan, and a rear dining area with direct access to the backyard. A convenient 2-piece bathroom completes the main floor layout. Upstairs, you'll find carpeted flooring, three generously sized bedrooms, and upstairs laundry. The primary bedroom includes a walk-in closet and a private 4-piece ensuite, while a second full 4-piece bathroom serves the additional bedrooms. The fully developed legal basement suite includes a full kitchen, laundry area, a spacious bedroom, and its own private entrance. With dual furnaces, this home ensures independent comfort for both levels. Outside, enjoy the convenience of a single attached garage and a full driveway, offering plenty of parking. Whether you're an investor, first-time buyer, or someone looking for income potential, this property delivers flexibility, functionality, and location all in one. Don't miss out on this incredible opportunity in the growing community of Didsbury.