



**GRASSROOTS**  
REALTY GROUP

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**1320 24 Street SE**  
**Calgary, Alberta**

**MLS # A2248692**



**\$749,900**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Presenting a rare opportunity to purchase a meticulously renovated duplex located on "Radisson Ridge", offering unparalleled views of downtown Calgary and the majestic Rocky Mountains. This residence was COMPLETELY transformed and re-built in 2014 by SAM award-winning architect Dwayne Seal, boasting exceptional design and craftsmanship. Our walkout bungalow spans 1,130 sq ft on the main floor and an additional 1,000 sq ft below, providing spacious living with a total of four bedrooms and three full baths. The units feature hardwood flooring, granite countertops, and modern amenities including on-demand boilers, steam showers, a rec room fireplace, upper decks, and lower walkout patio. Additional highlights include a double insulated garage, exposed aggregate sidewalks, and beautifully landscaped yards. All of this, just minutes from downtown Calgary, fantastic access to Deerfoot, YYC airport and Calgary's vast network of bike paths. This home is a true showstopper, and is ready for new memories, don't miss out on this one!