



GRASSROOTS
REALTY GROUP

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1322 24 Street SE
Calgary, Alberta

MLS # A2248788



\$779,900

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

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Open Floorplan		

Inclusions: TV Mounts,

Here's your 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, provide spacious living with a total of four bedrooms and three full baths per side. This unit features hardwood flooring, granite countertops, and modern amenities including on-demand boiler, steam shower, a rec room fireplace, upper deck, central air, 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. Take advantage of this opportunity today!