



GRASSROOTS
REALTY GROUP

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2224 24 Avenue NW
Calgary, Alberta

MLS # A2257380



\$825,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,680 sq.ft.	Age:	1955 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Wet Bar

Inclusions: Security System, TV in Basement Gym

Close to the UNIVERSITY and HOSPITAL! | HUGE 50' x 120' R-CG ZONED LOT | DETACHED GARAGE | Perfect INVESTMENT property | RENOVATED KITCHEN | A/C. Not your typical bungalow! An impressive rear addition and high-end upgrades sets this Banff Trail home apart from the rest. The vaulted great room is filled with NATURAL LIGHT from west-facing windows, anchored by custom built-ins and a wood-burning fireplace with gas starter. A RENOVATED KITCHEN with quartz counters, premium appliances and cabinetry flows into a large dining area ready for entertaining. Skylights in the entry, kitchen, and main bath brighten key areas, and the updated bathroom with HEATED FLOORS offers direct access to the primary bedroom. Two additional bedrooms round out the main level, while the lower floor adds a family room with wood burning fire place, versatile rec space with WET BAR, two bedrooms, full bath, and abundant storage. Upgrades include KINETICO WATER FILTRATION, NEW SEWER LINE (2023 with warranty), SPRINKLER SYSTEM, Telus security, A/C, and a detached double garage. With schools, parks, LRT, U of C, and Foothills Hospital all nearby, this home combines character, modern upgrades, and inner-city convenience. Developers and homeowners and investors alike will appreciate this one-of-a-kind opportunity! Book a showing today.