



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1848 24 Avenue NW  
Calgary, Alberta

MLS # A2259247



**\$675,000**

|           |                                              |        |                  |
|-----------|----------------------------------------------|--------|------------------|
| Division: | Capitol Hill                                 |        |                  |
| Type:     | Residential/Four Plex                        |        |                  |
| Style:    | 2 Storey                                     |        |                  |
| Size:     | 1,308 sq.ft.                                 | Age:   | 2025 (1 yrs old) |
| Beds:     | 4                                            | Baths: | 3 full / 1 half  |
| Garage:   | Single Garage Detached                       |        |                  |
| Lot Size: | 0.02 Acre                                    |        |                  |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard |        |                  |

|             |                                                   |            |      |
|-------------|---------------------------------------------------|------------|------|
| Heating:    | Forced Air                                        | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                            | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                   | Condo Fee: | -    |
| Basement:   | Other                                             | LLD:       | -    |
| Exterior:   | Concrete, Stucco                                  | Zoning:    | H-GO |
| Foundation: | Poured Concrete                                   | Utilities: | -    |
| Features:   | Breakfast Bar, Quartz Counters, Separate Entrance |            |      |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to this beautifully designed home offering a functional and spacious layout across all three levels! The main floor features an inviting foyer that opens into a bright living room, a stylish open-concept kitchen, a dedicated dining area, and a convenient two-piece powder room. Upstairs, you'll find a generous primary bedroom complete with a walk-in closet and a 3-piece ensuite, along with two additional bedrooms, a 4-piece bathroom, and a separate laundry room for added convenience. The fully developed basement boasts an illegal suite with a private entrance, mudroom, full kitchen, large rec room, spacious bedroom with walk-in closet, and another 4-piece bathroom—perfect for extended family or rental potential. A single-car garage adds to the functionality of this fantastic property. Other units are also available for purchase. Ideally located close to the University of Calgary, SAIT, Alberta Children's Hospital, shopping, schools, parks, playgrounds, and scenic bike paths.