



GRASSROOTS
REALTY GROUP

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445 24 Avenue NE
Calgary, Alberta

MLS # A2262281



\$775,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,941 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Smoking Home		

Inclusions: All the Window Coverings

Welcome home to this lovingly maintained home with brick and stucco exterior, offering timeless curb appeal and lasting durability. This spacious 3 +1 bedrooms home features a fully developed basement, perfect for additional living or entertaining space. The heart of the home is the stylish kitchen, complete with a granite island ideal for meal prep and gatherings. Enjoy the luxury of a huge primary bedroom retreat, boasting a walk-in closet and a spa-like 5-piece en-suite. Located just minutes from downtown, this home offers the perfect blend of comfort, convenience, and lifestyle. Newer appliances, furnace was serviced and motor replaced, Asphalt Shingles on the roof is scheduled to be replaced any day!