



GRASSROOTS
REALTY GROUP

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

1844 24 Avenue NW
Calgary, Alberta

MLS # A2273927



\$680,000

Division:	Capitol Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,305 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
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This beautiful south-facing end unit is filled with natural light on all three levels, thanks to its additional windows that create a bright, airy atmosphere throughout. The main floor features a welcoming foyer, a sunlit living room, a stylish open-concept kitchen, a dedicated dining area, and a convenient two-piece powder room. Upstairs, the generous primary bedroom includes a walk-in closet and 3-piece ensuite, along with two additional bedrooms, a 4-piece bathroom, and a separate laundry room. The fully developed basement offers an illegal suite with a private entrance, mudroom, full kitchen, large recreation room, spacious bedroom with walk-in closet, and another 4-piece bathroom—ideal for extended family or rental potential. A single-car garage adds to the home’s functionality, and the location is unbeatable, just minutes from the University of Calgary, SAIT, the Alberta Children’s Hospital, shopping, schools, parks, playgrounds, and scenic bike paths.