



455 24 Avenue NE
Calgary, Alberta

MLS # A2279979



\$998,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,094 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, See Remarks, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Unequivocally unlike anything in the area. Offering over 2,000 sq ft above grade plus an additional 1,500+ sq ft of developed basement space, this home was clearly designed and built ahead of its time. A south facing backyard features a large oversized double car garage and direct access to the walkout basement. Built to stand the test of time with a clay tile roof and brick exterior. Inside, every room is oversized and thoughtfully designed for large families and gatherings. Meticulously maintained and pristine, this is truly a turn key purchase. The bright main floor showcases gleaming hardwood floors and warm natural woodwork throughout. The spacious kitchen, offering abundant storage and counter space, anchors the entertainment area and flows seamlessly into the dining and living rooms. Unlike most homes of this era, there are three exceptionally large bedrooms, including the primary with ensuite. The walkout basement features a vast family/rec room with a fireplace feature wall, a large secondary kitchen offering endless possibilities, plus two additional bedrooms and a bathroom. The extra deep lot enhances the backyard oasis and allows for the impressive depth of the triple garage. Truly one of a kind for its vintage, this home offers exceptional flexibility and is ideal for large or multigenerational families.