



**610 24A Street NW**  
**Calgary, Alberta**

**MLS # A2290687**



**\$1,099,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Unbeatable Price & Legal Two Bedroom Basement Suite. This beautifully finished home offers a sophisticated living experience in one of Calgary's most sought-after neighbourhoods, combining elegant design with exceptional practicality. The main level features an inviting dining area that transitions smoothly into a modern kitchen appointed with premium appliances, an oversized pantry, quartz countertops, full-height cabinetry, and generous workspace for both everyday cooking and entertaining. The bright and comfortable living room is centered around a gas fireplace set against a brick-accented feature wall with custom shelving, while large sliding doors extend the living space to a spacious backyard ideal for outdoor gatherings. A stylish powder room and a well-planned mudroom complete the main floor. Upstairs, the tranquil primary bedroom includes detailed wall accents, a luxurious ensuite with a dual vanity, a deep soaking tub, a walk-in shower with steam rough-in, and a large walk-in closet. Two additional bedrooms share a beautifully finished full bathroom, and a dedicated laundry room adds convenience. A standout feature of this property is the fully developed legal basement suite, offering two bedrooms, a full bathroom, a complete kitchen, and its own living area, making it an excellent option for rental income, multigenerational living, or hosting long-term guests. Situated on a fully fenced lot with a double detached garage and located near parks, restaurants, shopping, and all the energy of the Kensington district, this home provides a perfect blend of lifestyle and flexibility while remaining close to the Bow River, Downtown, the University of Calgary, SAIT, and the Foothills Hospital. Call today to book a private tour!