



3316 24 Street NW
Calgary, Alberta

MLS # A2298013



\$995,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,637 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: TV mount X1 in lower level, garage door opener, EV charger in garage, murphy bed in main floor bedroom, back up power supply, solar panels

****OPEN HOUSE APRIL 18th 2-4PM**** Welcome to this exceptional home with soaring city views located in the beloved community of Charleswood. This bi-level home with a fully developed walkout basement is ideally situated on a large lot backing onto a serene green space. Offering both comfort and functionality, this home features 3 spacious bedrooms on the main level and an additional bedroom downstairs, along with 2.5 bathrooms- perfect for families of all sizes. The main level showcases original hardwood flooring in exceptional condition, complemented by thoughtful upgrades throughout the home. Enjoy the benefits of triple-pane windows, enhancing energy efficiency and year-round comfort. Natural light pours in as you take in stunning city views and peaceful sunrises from your east facing living space. The walkout basement provides additional living flexibility, including a cozy family room with gas fireplace, and a spacious bedroom complete with a full en suite bathroom and walk-in closet. A large, functional laundry/hobby room is also located on this level. The home has an abundance of storage throughout to ensure that everything has its place. Step outside to generous backyard with a large garden backing onto green space that connects with extensive walking paths- ideal for outdoor enthusiasts. The double attached garage is a standout feature, complete with epoxy flooring and a Level 2 EV charger, offering both convenience and modern functionality. The garage also offers an abundance and space and storage, and a spacious mud room to greet you as you enter the home. Additional thoughtful upgrades include both solar panels and a backup power supply. Located near schools, adult and children's hospitals, shopping and the downtown core, this home combines a tranquil setting with urban accessibility. A truly well-cared-for property that reflects pride of

ownership- this is one you won't want to miss.