



**1727 24 Street SW**  
**Calgary, Alberta**

**MLS # A2298758**



**\$1,350,000**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,979 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Block Driveway, Double Garage Detached, I		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Marble, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Additional Washer/ Dryer, Stained glass panels in the primary suite		

Stepping into this well-maintained 1912 estate in Shaganappi feels like entering a livable piece of art. High ceilings & marble floors set the stage for an interior where historic soul meets modern precision. With over 3,800 sq.ft of curated living space, the layout was designed to host grand events. As you step in, you're welcomed by dual living spaces and two dining features framed by custom mahogany millwork, an executive office with built-ins, and the warmth of a classic wood-burning fireplace. The daily rhythm revolves around light and luxury. The kitchen is anchored by rich mahogany cabinetry, newer Miele appliances, and vast counters scaled for entertaining. Mornings begin in the primary suite, bathed in east-facing sunlight with direct views of the Calgary skyline before stepping into a custom-built ensuite. While heritage homes often lack modern utility, investments in this home ensure comfortable living with dual laundry setups on both the main and upper floors, alongside newly upgraded bathrooms. The lower level maximizes versatility with a separate entrance, a full bathroom, and a dedicated flex space. A third fireplace warms the mahogany-trimmed rec room, but the true highlight is the custom movable bookcase, which seamlessly swings open to reveal hidden storage and a utility room. Outside, the west-facing yard is a private summer oasis featuring a four-zone irrigation system, a stone patio, and a built-in water feature. Inner-city living usually means fighting for parking, but this property redefines urban convenience with a large garage, a parking pad and a long interlocking brick driveway in front, located less than 10 minutes from downtown. You're encouraged to join the Shaganappi community association for access to the private tennis courts, outdoor rink and community events. Make sure to enjoy the surrounding area by visiting either of the two off-leash parks,

exploring the Bow River, and discovering all the conveniences along 17th Ave. To finish it off, take a short 10-minute walk to the C-Train Station where you're only two stops away from Downtown Calgary.