



**232 24 Avenue NE**  
**Calgary, Alberta**

**MLS # A2304436**



**\$925,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,009 sq.ft.	<b>Age:</b>	2017 (9 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, Front Yard, Landscaped		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	NONE		

Welcome to 232 24th Ave NE. This wonderful home is situated in the highly desirable inner city community of Tuxedo, located on one of the nicest streets in the community. The main floor consists of a dining room, kitchen, living room, mudroom and powder room. Engineered hardwood flows through out the main floor, upgraded cabinetry, a large island, SS Appliances and quartz countertops are the show stoppers in the kitchen, while the living room features a beautiful fireplace and floor to ceiling patio doors. Upstairs you will find 3 bedrooms, a bonus room, laundry room and two full baths. The primary bedroom has a large walk-in closet and a beautiful 5 piece en-suite. The basement is fully developed with an additional 2 bedrooms, a full bath, recreation room and wet-bar. The yard has been fully landscaped with a cozy deck out back with gas for BBQ, a fire pit and a double detached garage. All just steps away from restaurants, schools, playgrounds, parks and the main bus line to downtown. **FEATURES INCLUDE: HARDWOOD FLOORS, SS APPLIANCES, UPGRADED CABINETRY, CENTRAL AIR, OFFICE/BONUS ROOM, WET-BAR, FIRE-PIT, DOUBLE DETACHED GARAGE.**