



646 24 Avenue NW
Calgary, Alberta

MLS # A2304627



\$950,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,911 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: All Blinds and Rods (Drapes will be removed), Built In Speakers and Sound System (buyer will need bluetooth hooked up to operate), Garage Wall Slats, Basement Bar Fridge, Planter Box, Art and Drying Rack on the Garage

Exceptional home in the highly sought-after community of Mount Pleasant. This stunning 4-bedroom, 3.5-bath home is nestled on an idyllic tree-lined street and thoughtfully designed for the discerning buyer, offering beautifully appointed and highly functional living spaces throughout. The main floor impresses with 10-foot ceilings, rich hardwood flooring, and a bright open-concept layout that seamlessly connects the living, dining, and kitchen areas—perfect for entertaining. The chef-inspired kitchen is the true centerpiece, featuring custom full-height white shaker cabinetry, a complementary wood-grain island with eat-up bar, granite countertops, sleek tile backsplash, and stainless steel appliances including a gas stove and built-in oven. A versatile flex room—currently used as a home office—offers endless possibilities as a formal dining room, music space, library, yoga studio, or playroom. A powder room and spacious mudroom complete this level. Upstairs, the luxurious primary suite is a true showstopper with soaring ceilings, a view of downtown, a double-sided fireplace and walk in closet with custom built in shelving. The spa-inspired 6-piece ensuite features a steam shower, jetted tub, heated tile floors, and dual sinks. Two additional generously sized bedrooms, a full 4-piece bath, and a convenient upper-level laundry room with sink provide exceptional comfort for family living. The fully finished basement offers a warm and inviting retreat with a large recreation room—perfect for movie nights—alongside a wet bar, space for a home gym or play area, a fourth bedroom, full bathroom, and additional storage. Additional highlights include in-floor heating in the basement, central air conditioning, custom window coverings, high-end built-ins throughout, integrated speakers, and a double detached garage equipped with

slat wall storage. Step outside to enjoy the professionally landscaped backyard with tranquil gardens and a beautiful patio (with gas line)—ideal for relaxing or entertaining on warm summer evenings. Ideally located just a few blocks from Confederation Park and steps to the Mount Pleasant Outdoor Pool, Sportsplex, Community Centre, Arts Centre, and green spaces. Enjoy close proximity to golf courses, schools, shops, restaurants, transit, downtown and major roadways. This exceptional home truly has it all—don't miss your opportunity to make it yours.