



133 24 Avenue SW
Calgary, Alberta

MLS # A2131255



\$1,890,000

Division:	Mission		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	2,076 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	ICF Block	Utilities:	-
Features:	Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: None

Discover a touch of Paris in the heart of Mission! This exceptional 2100 sq ft, 3-bedroom home is designed as a contemporary Parisian house, boasting exquisite millwork features and offering the pinnacle of luxurious living. Experience the 'wow factor' of 14 ft ceilings on the main level, where floor-to-ceiling kitchen cabinets and a movable ladder for top-cabinet access add to the allure. The house features an extensive list of high-end finishes, including built-in Fisher Paykel appliances, crown molding, ceiling and wall paneling, upgraded countertops, a dedicated laundry room, rough-in for a dumbwaiter, pin lighting on the staircase, oak built-ins, and upgraded lighting with lit closet rods and strip lighting throughout. You'll appreciate the extensive and upgraded tiling in the bathrooms, heated floors, and a bathroom shower with a bench. Step out onto the expansive rooftop patio to savor breathtaking cityscape views, including the iconic Calgary Tower and Stampede fireworks. During the warmer months, the 10 ft wide folding door seamlessly blends indoor and outdoor spaces. Additional highlights encompass an oversized LUX window package, a 3-car garage, and a small side yard perfect for storage or as a private dog run. Best of all, there are no condo fees! Located in Mission, you're just moments away from renowned 4th street restaurants, the nearby river, and the Stampede grounds, with a short commute to downtown. Large windows flood the house with natural light, and the property is new and never occupied, making it move-in ready. This one-of-a-kind gem must be seen in person to be fully appreciated. Don't miss out on this unique piece of Calgary real estate!