



3304 24 Street NW
Calgary, Alberta

MLS # A2131337



\$949,900

Division:	Charleswood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	1965 (59 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Off Street, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Lands		

Heating:	Central, Forced Air, Humidity Control, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Outdoor shed, pool table

Nestled on a tranquil 56x128' lot backing onto lush green space, this meticulously updated 2-storey home offers nearly 2000 SF of sophisticated living space and an array of premium features. Situated within walking distance to the University of Calgary and Brentwood Village Shopping Centre, this home enjoys the dual benefit of serene suburban living and city convenience, with schools, universities, and hospitals nearby, plus Downtown Calgary just a 10-minute drive away. Step inside to discover a home that exudes pride of ownership with extensive renovations across all bedrooms, bathrooms, and living spaces. The chef's kitchen is a dream, equipped with luxury appliances, farmhouse sink, ice maker/beverage fridge, coffee station, and elegant cabinetry. Hardwood floors lead you through the inviting formal dining and living rooms, enhanced by a cozy built-in gas fireplace. Upstairs, the primary bedroom dazzles with a walk-in closet and a chic 3-piece ensuite. The additional bedrooms with built-in desks are equally impressive, one featuring a versatile Murphy Bed and closet system, perfect for guests or your home based business. A stunning 4-piece bathroom and access to a large 20'x10' outdoor deck provide sweeping views of the cityscape. The converted garage now serves as a bedroom, ideal for your business office or guest bedroom with potential for rental income or easy conversion back to a garage. The property also boasts a covered patio for tranquil mornings or evening relaxation, a vast backyard sanctuary with stunning trees and greenery, shed and additional built-in storage. The house even has a premium whole-house water treatment system. This property is a true gem for homeowners, investors, and developers alike, with a large unfinished lower level ready for your custom touch and potential to purchase part of the adjacent City property.

Discover the possibilities awaiting in this exceptional home, where luxury meets comfort and convenience.