



1016 24 Street NW
Calgary, Alberta

MLS # A2149951



\$785,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,064 sq.ft.	Age:	1954 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, City Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: None

****Price Improvement**** Check out this amazing detached West Hillhurst home backing onto your own "Secret Park"! Located on an exceptional 50 x 120ft lot, this 4 bedroom 2 bathroom home has been beautifully updated throughout. The main floor features gorgeous hardwood floors, newer vinyl windows and crisp bright paint throughout. The modern kitchen has been renovated with contemporary ceramic tile flooring and backsplash and white quartz countertops. The newer windows and upgraded insulation and ventilation in the attic has resulted in increased warmth and efficiency. The kitchen has an electric range and new range hood and also a natural gas connection ready to go if you decide you want to cook with gas! There are 3 large bedrooms on the main level with a luxurious 4 piece bathroom. The living and dining rooms are flooded with natural light from the west facing bay window. Just off of the kitchen is a perfect deck for your bbq completed with newer decking and aluminum railings. The massive back yard has been lovingly cared for with trees, raised flower beds and a perfect area for a firepit. The oversized single garage backs onto the alley and the best kept "Secret Park" in the neighbourhood. The lower level is fully finished with a large recreation area with plenty of room for your home theater and workout room. There is a 4th bedroom for guests with another beautiful renovated bathroom. This home has ample storage in the large utility room plus a dedicated gear room with built in shelving. This amazing family home is a rare and wonderful opportunity to get into a DETACHED home, with your own 4 walls, in this coveted community for a great price without needing to spend \$\$ on renovations. Conveniently located close to the U of C, Sait and both the Foothills and Children's hospitals. Shopping, parks, transit and downtown all nearby, this

property will have excellent future development opportunities as well. Check out the virtual tour and then book your showing today!