



GRASSROOTS
REALTY GROUP

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738 24 Avenue NW
Calgary, Alberta

MLS # A2207746



\$998,800

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,050 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Other, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Steps to Confederation Park, sought after location and nestled on a quiet street with no through traffic to a cul-de-sac. This stunning inner-city home blends modern architecture with high-end finishes and showcases exceptional craftsmanship. The home impresses from the moment you step inside, featuring an open design, 10' flat painted ceilings, pot lights, gorgeous chef's kitchen, wide plank floors, sophisticated details include, open riser staircase with 10mm glass feature wall, glass railings, pot lights, built-in speakers, solid core doors, 9' flat painted ceiling on upper and lower levels, and Central Air Conditioning. Expansive windows throughout flood the home with natural light. The chef's kitchen showcases a 12' quartz waterfall island, High-end appliances including a built-in oven, microwave, 5-burner gas cooktop, and sleek custom cabinetry with insert hood fan & under-cabinet lights. The spacious dining room features a beautiful tray ceiling & pendant light, while the living room offers a tiled floor-to-ceiling fireplace, built-ins, and patio doors to the deck. The spacious mudroom provides built-in closet, storage and great functionality. Upstairs, the vaulted ceiling over the staircase and front bedroom adds architectural interest, while the primary retreat boasts a spa-inspired 5-piece ensuite with heated tile floors, free standing soaker tub, oversized shower with bench + a generous walk-in closet with built-ins and mirror.

The upper level laundry offers added convenience with built-in cabinetry & sink. The fully finished basement is designed for entertaining and relaxing, complete with a wet bar, wine rack, media feature wall, plush carpet, a large bedroom, and a full bathroom. Minutes to downtown, Foothills Hospital, U of C, SAIT, schools, shopping, and transit—Mount Pleasant neighborhood offers a Golf Course, a

Community Centre, Sports Plex and Art Centre with access to swimming pool, tennis courts, ice rinks, arts & fitness, and events for the whole family. The Home is just one block (PREMIUM LOCATION) from Confederation Park where you can enjoy walking paths, biking, picnics and recreation at your doorstep…. Superb Location, built with timeless elegance that presents excellent opportunities for both a growing family and an executive lifestyle…inner-city living at its finest. "An opportunity not to be missed-selling below the 2025 assessed Value of \$1,030,000."