



644 24 Avenue NW
Calgary, Alberta

MLS # A2211378



\$959,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,900 sq.ft.	Age:	2018 (7 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, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV Mounts, wireless alarm equipment (un-monitored)

Nestled on a lovely, mature street in the desirable Mount Pleasant neighborhood, this elegant home offers the perfect blend of sophistication and convenience. Just a short stroll from Confederation Park, residents enjoy access to serene walking paths and quiet green spaces, all year round. This stunning home has been meticulously maintained with over 2700sq ft of well designed, functional living space, high ceilings and large windows that capture views of the charming streetscape and floods the home with natural light. The open concept floorplan effortlessly flows from the flex room, to the kitchen, dining area, and through to the living room…creating a great environment for entertaining. Finishing touches include, a large center island, full height white shaker style cabinetry, built in oven and microwave, gas range, quartz countertops, separate pantry with plenty of additional storage and cozy gas fireplace with custom built in cabinetry in the living room. Upstairs, the spacious primary bedroom features a large custom walk in closet, a cozy double sided gas fireplace that flows into the luxurious ensuite featuring heated tile floors, double sinks, a relaxing jetted tub and steam shower. Down the hall are 2 additional bedrooms, a 4 pc bathroom and laundry room complete with built in sink. The basement is a great extension of living space with cozy in floor heating, a large rec room with built in wall unit, tray ceilings, rough in for surround sound, and a stunning wet bar with quartz countertops, and beverage fridge. Guests will feel right at home in the bright and sunny 4th bedroom with convenient access to a full bath, providing a great escape during their stay. Additional features of this home include central air conditioning, built in speakers throughout, custom window coverings and a “tucked away” powder room and rear mud room on the main floor. The private

backyard is fully landscaped with large exposed aggregate patio and walkway, BBQ gas line and double detached garage (back alley to be paved soon). And if that isn't enough...this home has an ideal location, steps away from the Mount Pleasant Outdoor Pool, Arena, Community Center and Park space, a 5 minute walk to Confederation Park and Golf Course, walking distance to restaurants, shops, arts centre, schools, and easy access to public transportation and major roadways. This home is a gem, you don't want to miss.