

\$1,185,000 - 302 24 Avenue Sw, Calgary

MLS® #A2245198

\$1,185,000

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.11 Acres

Mission, Calgary, Alberta

Absolutely immaculate, beautifully updated, 3 bedroom 2127 sqft bungalow. Loaded with charm & character & situated on an approximately 37 ft x 130 ft corner lot in the heart of Mission. The main floor is a class 1 office that could easily be converted to a private living space. The lower level was totally renovated in 2019 & is currently a self-contained luxurious 1 bedroom suite (illegal) with a separate street level entrance. The main level features a cozy heated sunroom & a good sized foyer. The elegant & spacious living room contains a wall of custom built-in cabinets & an electric fireplace & is bathed in natural light with 2 walls of windows. The formal dining room easily accommodates a family & also includes a wall of custom cabinets. The updated sleek white kitchen features extended height cabinets, an island, stainless steel appliances, quartz countertops & roughed-in space for a stove. The main floor includes 2 bedrooms, one with French door access to the yard plus an oversized 2 pc bath. The self-contained lower level is very open & bright with a beautiful modern kitchen with stainless appliances, full height cabinetry, quartz countertops & is open to the large family room. The bedroom has legal egress windows & a huge walk-in closet & is situated next to a spa-like bath with an oversized glass shower, a free standing tub, double sinks & a separate fully equipped laundry area. In the last 10 years the following upgrades were made - installed insulation was upgraded, new



shingles, furnace, hot water tank, floors, new eaves, stamped concrete sidewalk plus patio, new landscaping, fence plus painted in & out. Featuring a large private yard with an oversized detached garage surrounded by convenient street parking for guests. This amazing location is within walking distance to the 4 Street amenities (shopping + restaurants), river path systems, The Repsol Centre & transit. An easy commute to downtown & good access to major roads, This is a wonderful opportunity to own a lovingly maintained, historic single family home. Please note this home was not affected by the 2013 flood. (id:6289)

Built in 1920

Essential Information

Listing #	A2245198
Price	\$1,185,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,080
Acres	0.11
Year Built	1920
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	302 24 Avenue Sw
Subdivision	Mission
City	Calgary
Province	Alberta
Postal Code	T2S0K2

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
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Features	Back lane, Closet Organizers, No Smoking Home, Level
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Stove, Dryer, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco, Wood siding
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Landan Real Estate



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