



## 2322 24 Avenue Calgary Alberta

\$1,175,000

Prime location and luxurious finishes define this exceptional semi-detached home. Four bedrooms up with one in the basement. Perfectly situated near Marda Loop and Sunken Garden Park with quick access to Downtown, Crowchild Trail and 17th Avenue. This contemporary residence offers high-end living with every modern convenience, completed in 2018 and meticulously maintained. With 2,271 sq. ft. above grade and an additional 567 sq. ft. of finished basement space, this home's spacious design features beautiful hardwood flooring and quartz countertops throughout. The main floor welcomes you with an open dining area and an impressive kitchen, equipped with Bosch stainless steel built-in appliances, double wall ovens, a gas cooktop, and a generous island with seating. The adjoining living room, featuring a gas fireplace surrounded by floor-to-ceiling detailing and built-in bookcases, is ideal for relaxing or entertaining. At the rear, a mudroom with built-in lockers, a bench, and a powder room provides practical storage and access to the yard and garage. On the second level, the luxurious primary suite serves as a true retreat, complete with in-floor heating, a steam shower, double vanities, and separate walk-in closets with custom wardrobes—one offering direct access to the beautifully designed laundry room. Here, a sink, extra cabinetry, a hanging bar, and ample quartz counter space add functionality and elegance. An expansive front bonus room is awash with natural light, making it an ideal space for a family room, office, or play area. Completing the upper floor are three additional bedrooms, a 4-piece bathroom, and a large linen closet. The fully finished basement adds a generous recreation area with oversized windows, in-floor heating, a wet bar featuring a beverage center and wine storage, and ample cabinet space. A full 3-piece bathroom, a large fifth bedroom (or ...

Bonus Room 19.83 Ft x 10.92 Ft

Laundry room 9.42 Ft x 5.92 Ft

Primary Bedroom 12.33 Ft x 12.00 Ft

5pc Bathroom Measurements not available

Bedroom 9.92 Ft x 8.83 Ft

Bedroom 10.00 Ft x 8.75 Ft

Bedroom 12.92 Ft x 9.92 Ft

Recreational, Games room 20.33 Ft x 15.25 Ft

3pc Bathroom Measurements not available

Living room 13.50 Ft x 13.50 Ft

Kitchen 16.17 Ft x 8.50 Ft

Dining room 12.33 Ft x 9.42 Ft

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Mirror

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Bedroom 11.25 Ft x 9.42 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available