



# 130 24 Avenue Calgary Alberta

\$649,500

Location! Location! You'll get excited when you see this home! Quiet location in trendy & historic Mission. Fully developed Two Storey with a modern appeal and spacious design. The Kitchen features attractive cabinets with special pull-outs, storage drawers, ample counter space, a moveable island with breakfast bar and quality appliances. The Dining area is enhanced with a glass block feature wall. The large Living Room has lots of windows including a glass door for easy access to the private deck (create your own outdoor living space). The sky-lite staircase leads to the upper level. There are two huge Bedrooms which share a full Bathroom with a relaxing deep soaker tub and separate shower. The Primary Bedroom has a multi-functional alcove - perfect for a home office or quiet retreat area. The Basement development is a bonus with a family room and guest Bedroom/Den. There is a full Bathroom with shower and laundry closet with lots of storage space. Amazing inner-city location. Friendly 4-plex, pets are allowed with approval. Walk to 4th Street and enjoy the many vibrant restaurants, pubs and boutiques, or enjoy a quiet walk along the river. Close to nearby C-train, BMO Convention Centre, Stampede Park and so much more! Don't miss out - quick possession is available. (id:6769)

Primary Bedroom 19.92 Ft x 14.75 Ft

Bedroom 13.42 Ft x 14.08 Ft

4pc Bathroom 8.83 Ft x 8.42 Ft

Bedroom 12.75 Ft x 11.42 Ft

Recreational, Games room 19.17 Ft x 14.83 Ft

Laundry room 7.75 Ft x 2.58 Ft

3pc Bathroom 9.00 Ft x 7.75 Ft

Living room 13.42 Ft x 14.17 Ft

Kitchen 13.42 Ft x 8.25 Ft

Dining room 8.17 Ft x 7.92 Ft

Foyer 6.42 Ft x 4.08 Ft

Furnace 3.75 Ft x 5.00 Ft

2pc Bathroom 7.50 Ft x 4.42 Ft

Listing Presented By:



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