



1312 24 Street Calgary Alberta

\$950,000

HUGE PRICE REDUCTION!! Perched on the ridge in Albert Park, 1312 24 St SE offers BREATHTAKING CITY VIEWS and immaculate upkeep. Enjoy front-row seats to stunning sunsets and city lights, right from your living room. Enter through a gated, low-maintenance yard with a charming path leading to the front porch, with stone facade across the exterior. Spend your time enjoying the front perennial garden or refreshing the rock garden and water feature -- no lawnmower needed. The durable tile roof still has plenty of life left, offering peace of mind against hail and costly repairs. Inside the 3100 sq of developed space, a grand entryway with a 12' domed ceiling leads to a spacious living room with 9' ceilings and panoramic skyline, park, river and mountain views. Relax with the included 84" 8K TV and KEF sound system, all kept comfortable by central AC. The kitchen features tall solid oak cabinets, thick granite countertops, and stainless steel appliances, ready for your personal touch. Enjoy meals beside the bay window, watching the sunset, then step onto your front patio for an evening drink. The master suite fits a full king set and includes a luxurious ensuite with floor-to-ceiling Italian tile, a sit-in bath, and mural tile accents. The second bedroom features a walkthrough ensuite with Italian tile, a soaker tub, and laundry hookups. Downstairs, you'll find a massive living area perfect for a pool table or media setup, with tile flooring throughout. Two more bedrooms, a full bath, a workshop, and cold storage complete the space. The mechanical room features a new high-efficiency furnace, on-demand water system, and water softener. In the zero-maintenance backyard: a cool cedar shed, a 20x10' storage shed, and a secure gated garage. Most furnishings and items are negotiable with the sale. You'll love the easy access to Deerfoot, Memorial, and Blackfoot Trail, making co...

4pc Bathroom .00 Ft x .00 Ft
 Bedroom 11.17 Ft x 14.92 Ft
 Bedroom 8.50 Ft x 9.42 Ft
 Family room 14.83 Ft x 24.92 Ft
 Other 17.17 Ft x 17.17 Ft
 Workshop 7.58 Ft x 15.33 Ft

Kitchen 11.83 Ft x 16.33 Ft
 Dining room 8.00 Ft x 15.83 Ft
 Living room 16.08 Ft x 17.75 Ft
 Primary Bedroom 14.00 Ft x 15.00 Ft
 Bedroom 11.25 Ft x 11.50 Ft
 4pc Bathroom 9.25 Ft x 9.75 Ft

Listing Presented By:



Originally Listed by:
 CIR Realty

<https://burrellrealestate.ca/>

RE/MAX®
 RE/MAX REAL ESTATE
 (CENTRAL)

773 Glenmore rd , Calgary, British
 Columbia, V1V 3B9

Phone: (403) 850-6722
 ctimos@telus.net

Furnace 4.50 Ft x 16.50 Ft

4pc Bathroom 13.92 Ft x 5.42 Ft

Foyer 7.50 Ft x 10.42 Ft