



7610 24 Street Calgary Alberta

\$649,000

MODERN HALF DUPLEX ALMOST 1800 SQFT - 5B, 3.5B, BACK LANE, 2 CAR GARAGE, BACK YARD - ILLEGAL SUITE WITH SIDE ENTRANCE - Beautiful starter home or investment in a convenient and desirable location. Step into your modern and well finished home with an open floor plan. An elegant kitchen is outfitted with modern stainless steel appliances and this space opens into your family room. A cozy fireplace warms the space and large windows bring in a lot of natural light. The 2 bedroom illegal suite in the basement has separate laundry and a side entrance making this a possible mortgage helper. A large primary ensuite bedroom comes with a 5 pc bathroom and large walk in closet. 2 other bedrooms, a laundry room and 4pc bathroom completes the 2nd floor. The back yard is fenced and the double car garage exits onto an alley for added convenience. This home is in a solid location and is well designed. (id:6769)

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| Bedroom 10.58 Ft x 10.00 Ft | 4pc Bathroom 4.92 Ft x 5.33 Ft |
| Bedroom 14.58 Ft x 9.25 Ft | Bedroom 13.42 Ft x 9.67 Ft |
| 4pc Bathroom 4.92 Ft x 9.25 Ft | Bedroom 17.17 Ft x 8.33 Ft |
| Laundry room Measurements not available | Living room 11.58 Ft x 13.33 Ft |
| 5pc Bathroom 12.42 Ft x 9.33 Ft | Kitchen 14.00 Ft x 15.50 Ft |
| Primary Bedroom 14.08 Ft x 14.67 Ft | Dining room 7.58 Ft x 15.58 Ft |
| Other 10.42 Ft x 4.67 Ft | Family room 13.92 Ft x 15.00 Ft |
| Furnace 12.92 Ft x 6.25 Ft | 2pc Bathroom 4.92 Ft x 5.92 Ft |
| Recreational, Games room 11.33 Ft x 11.75 Ft | Other 10.42 Ft x 4.67 Ft |
| Kitchen 11.42 Ft x 8.67 Ft | |

Listing Presented By:



Originally Listed by:
REAL BROKER

<http://www.sggrealestate.ca/>

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

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