



## 2224 24 Avenue Calgary Alberta

\$830,000

3,138 TOTAL SQ.FT. | 5-BED | 2-BATH | DETACHED GARAGE | CUSTOM ADDITION | VAULTED LIVING ROOM | RENOVATED KITCHEN | A/C | METICULOUSLY MAINTAINED | This isn't your typical bungalow! An impressive rear addition and high-end upgrades sets this Banff Trail home apart from the rest. The vaulted great room is filled with NATURAL LIGHT from west-facing windows, anchored by custom built-ins and a wood-burning fireplace with gas starter. A renovated kitchen with quartz counters, premium appliances and cabinetry flows into a large dining area ready for entertaining. Skylights in the entry, kitchen, and main bath brighten key areas, and the updated bathroom with HEATED FLOORS offers direct access to the primary bedroom. Two additional bedrooms round out the main level, while the lower floor adds a family room with wood burning fire place, versatile rec space with WET BAR, two bedrooms, full bath, and abundant storage. Upgrades include KINETICO WATER FILTRATION, NEW SEWER LINE (2023 with warranty), SPRINKLER SYSTEM, Telus security, air conditioning, and a detached double garage. With schools, parks, LRT, U of C, and Foothills Hospital all nearby, this home combines character, modern upgrades, and inner-city convenience. An opportunity this special doesn't come along often, and it won't last long. (id:6769)

4pc Bathroom 7.92 Ft x 7.17 Ft

Family room 19.08 Ft x 13.33 Ft

Recreational, Games room 14.00 Ft x 7.33 Ft

Bedroom 15.58 Ft x 10.92 Ft

Bedroom 11.92 Ft x 10.83 Ft

Laundry room 9.08 Ft x 11.00 Ft

Recreational, Games room 14.00 Ft x 15.92 Ft

Storage 3.08 Ft x 6.00 Ft

5pc Bathroom 10.08 Ft x 7.50 Ft

Bedroom 9.00 Ft x 10.75 Ft

Bedroom 12.08 Ft x 11.67 Ft

Dining room 14.08 Ft x 11.67 Ft

Kitchen 19.08 Ft x 13.25 Ft

Living room 18.17 Ft x 13.67 Ft

Primary Bedroom 14.42 Ft x 15.67 Ft

Listing Presented By:



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Real Broker

<https://hudsonrealestate.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)