



2322 24 Avenue Calgary Alberta

\$1,125,000

Imagine waking up in a home that effortlessly blends luxury, comfort, and convenience. Nestled in a prime location near Marda Loop and Sunken Garden Park, this beautiful semi-detached residence offers the perfect balance of urban accessibility and quiet retreat. With quick access to Downtown, Crowchild Trail, and 17th Avenue, everything you need is just moments away. Step inside, where 3000+ sq. ft. of thoughtfully designed living space welcomes you with warmth and sophistication. The wide-plank hardwood floors add to the seamless flow connecting the open plan from the Dining Room throughout main level, where the heart of the home—a chef's dream kitchen—awaits. Picture yourself preparing meals with Bosch stainless steel built-in appliances, double wall ovens, and a gas cooktop, all centered around an expansive quartz island perfect for gathering. Adjacent, the elegant dining area flows seamlessly into the living room, with a cozy gas fireplace and custom built-ins create an inviting atmosphere. Beyond the living space, a mudroom with built-in lockers and a powder room provides both style and function, offering easy access to the private backyard oasis. Here, a spacious aggregate concrete patio, artificial turf, and a BBQ gas line set the scene for great summer BBQs coming. Upstairs, the primary suite is a true retreat—an escape within your own home. Heated floors, a luxurious steam shower, double vanities, and custom walk-in closets (one with direct access to the laundry room) redefine comfort and convenience. A sunlit front bonus room offers endless possibilities—whether you need a second family room, a home office, or a play area. Three additional bedrooms, a well-appointed 4-piece bath, and a generous linen closet complete the upper second and third levels. Downstairs, the fully finished basement is designed for both relaxation and entertainment. Imagine ho...

Bedroom 9.83 Ft x 8.75 Ft

Bedroom 10.00 Ft x 8.75 Ft

Bedroom 11.25 Ft x 9.42 Ft

Other 6.33 Ft x 5.00 Ft

4pc Bathroom 8.75 Ft x 5.42 Ft

Recreational, Games room 20.42 Ft x 19.00 Ft

Living room 13.50 Ft x 13.42 Ft

Kitchen 15.83 Ft x 9.50 Ft

Dining room 12.33 Ft x 10.00 Ft

Foyer 5.33 Ft x 5.17 Ft

Other 8.83 Ft x 5.92 Ft

2pc Bathroom 5.92 Ft x 5.00 Ft

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Listing Presented By:



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Bedroom 12.92 Ft x 9.83 Ft
Other 5.75 Ft x 4.92 Ft
3pc Bathroom 8.75 Ft x 5.17 Ft
Furnace 12.50 Ft x 5.75 Ft

Family room 19.83 Ft x 10.92 Ft
Primary Bedroom 12.33 Ft x 11.92 Ft
Other 9.50 Ft x 8.25 Ft