



## 302 24 Avenue Calgary Alberta

\$1,390,000

Absolutely immaculate, beautifully updated, 3 bedroom 2127 sqft bungalow. Loaded with charm & character & situated on an approximately 37 ft x 130 ft corner lot in the heart of Mission. The main floor is a class 1 office that could easily be converted to a private living space. The lower level was totally renovated in 2019 & is currently a self-contained luxurious 1 bedroom suite (illegal) with a separate street level entrance. The main level features a cozy heated sunroom and a good sized foyer. The elegant and spacious living room contains a wall of custom built-in cabinets & an electric fireplace & is bathed in natural light with 2 walls of windows. The formal dining room easily accommodates a family & again includes a wall of custom cabinets. The updated sleek white kitchen with extended height cabinets, an island, stainless steel appliances, quartz countertops & roughed-in space for a stove. The main floor also includes 2 bedrooms, one with french door access to the yard plus an oversized 2 pc bath. The self-contained lower level is very open & bright with a beautiful modern kitchen with stainless appliances, full height cabinetry, quartz countertops & is open to the large family room. The bedroom has legal egress windows & a huge walk-in closet & is situated next to a spa-like bath with an oversized glass shower, a free standing tub, double sinks & a separate fully equipped laundry area. In the last 10 years the following upgrades were made - installed insulation was upgraded, new shingles, furnace, hot water tank, floors, new eaves, stamped concrete sidewalk plus patio, new landscaping, fence, plus painted in and out. Featuring a large private yard with an oversized detached garage. Surrounded by convenient street parking for guests. This amazing location is within walking distance to the 4 Street amenities (shopping + restaurants), river path systems, The...

Other 13.17 Ft x 11.00 Ft

Family room 19.50 Ft x 10.58 Ft

Bedroom 14.25 Ft x 12.25 Ft

5pc Bathroom Measurements not available

Laundry room 5.00 Ft x 3.25 Ft

Living room 18.33 Ft x 13.25 Ft

Dining room 12.58 Ft x 11.50 Ft

Foyer 7.17 Ft x 6.25 Ft

Sunroom 12.50 Ft x 11.92 Ft

Primary Bedroom 11.83 Ft x 11.25 Ft

Bedroom 11.83 Ft x 10.92 Ft

2pc Bathroom Measurements not available

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Listing Presented By:



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RE/MAX Landan Real Estate

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