



# 1735 24 Avenue Calgary Alberta

\$800,000

Welcome to your new home located in the highly sought-after neighbourhood of Capitol Hill, offering an expansive and thoughtfully designed living space of nearly 2,700 square feet. As you enter the main floor, you are greeted by large windows that fill the space with natural light and highlight the elegant hardwood floors that continue up the graceful curved staircase. The open floor plan seamlessly connects the living room, dining area, and kitchen, creating an inviting space perfect for entertaining or everyday living. The additional flex space at the front of the house can be used as your work from home space or formal dining room. Upstairs, the spacious primary suite benefits from plenty of natural light, comfortably accommodating a king-size bed. The luxurious 5-piece ensuite features a walk-in tiled shower, with rough-in for a future steam unit. Two additional bedrooms are cleverly separated by the main 4-piece bathroom and the upstairs laundry room, ensuring privacy and functionality. The basement offers a large and welcoming family room, ideal for hosting movie nights with friends and family. The fourth bedroom is perfect for guests, with an adjacent 4-piece bathroom providing convenience and comfort. The rare, extra-deep 145-foot lot provides an incredible backyard with desirable south exposure. A pergola on the composite deck creates an idyllic spot to relax and enjoy the quiet and peaceful surroundings. The insulated double detached garage not only keeps your vehicles frost-free but also features built-in shelves to accommodate all your gear. Additional features include central A/C (2021), a built-in ceiling audio system with the amplifier included, newer hot water tank (2021) and garage door opener (2022). Nestled in the heart of Capitol Hill, this home is within walking distance of St. Pius X and Capitol Hill Elementary Schools. The nearby Confederation P...

Family room 19.75 Ft x 15.25 Ft

Bedroom 19.75 Ft x 15.25 Ft

4pc Bathroom Measurements not available

Dining room 17.00 Ft x 9.92 Ft

Kitchen 11.00 Ft x 12.67 Ft

Living room 16.17 Ft x 10.08 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.83 Ft x 17.00 Ft

Bedroom 8.92 Ft x 14.08 Ft

Bedroom 11.00 Ft x 16.25 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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