



## 1739 24A Street Calgary Alberta

\$349,900

Experience the perfect blend of modern style and inner-city charm with this beautifully renovated bilevel townhouse, offering over 900 sq. ft. of thoughtfully designed living space. Tucked away on a picturesque tree-lined street in the upscale Shaganappi neighborhood, this property boasts an unparalleled location: a short commute to downtown Calgary, the University of Calgary, and Mount Royal University. Walk to the Shaganappi Point C-Train Station, enjoy the vibrant shops and restaurants on 17th Avenue, or explore the nearby parks and community center for an active urban lifestyle. The main level features elegant, bright and inviting living room featuring a cozy wood burning fireplace with sliding doors that open to a private balcony overlooking the treetops. Modern Kitchen has been upgraded with crisp white cabinetry upper and gray lower cabinets, gleaming stainless steel appliances, granite undermount black sink and microwave hood fan. West facing dining area is perfect for hosting meals with friends and family. A tastefully updated two-piece powder room completes the main level. Stepping to a lower level you will find Two Spacious Bedrooms, offering large closets and plenty of natural light coming through oversized windows, creating a cozy retreat. Renovated Four-Piece Bathroom: Modern finishes make this a spa-like space to unwind. In-Suite Laundry & Storage: Practical and private, adding convenience to your daily routine. Additional Perks: Parking Stall: Assigned for your exclusive use. The end of the street features a lush park and a vibrant community center, ideal for outdoor relaxation or recreation. This property's prime location offers the best of urban living in a tranquil setting. Whether you're commuting to work, heading to university, or exploring Calgary's dynamic cultural scene, this home places you at the heart of it all. Pride of ownership...

Primary Bedroom 13.17 Ft x 9.83 Ft

Bedroom 11.33 Ft x 9.17 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Other 5.33 Ft x 5.33 Ft

Laundry room 5.00 Ft x 2.58 Ft

Storage 6.00 Ft x 4.00 Ft

Kitchen 11.25 Ft x 9.25 Ft

Living room 15.67 Ft x 12.00 Ft

Dining room 9.00 Ft x 6.00 Ft

2pc Bathroom 6.00 Ft x 4.67 Ft

Foyer 6.25 Ft x 3.25 Ft

Other 9.00 Ft x 4.00 Ft

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Listing Presented By:



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