

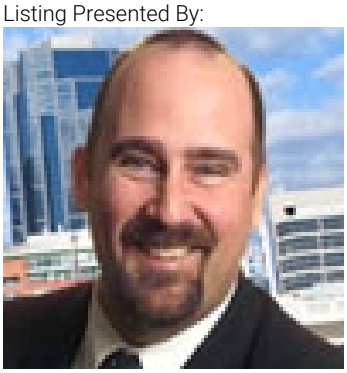
2422 24A Street Calgary Alberta

$669,999

Offering 1,884 square feet of meticulously kept, luxurious, living space, this inner-city residence delivers an ultra-rare architectural layout tailored for modern living: three full bedrooms, each paired with its own private ensuite bath. It is the ultimate floor plan for generating supplementary rental income with roommates, hosting out-of-town guests in complete comfort, or working from home without sacrificing personal space.The sunny, west-facing main floor is designed for effortless entertaining, and flooded with natural light through oversized windows. Gleaming hardwood floors unite the open-concept living area, anchored by a floor-to-ceiling tiled gas fireplace. An upgraded kitchen featuring warm wood cabinetry, quartz countertops, an island with counter seating, a walk-in pantry, and stainless steel appliances including a gas range and Bosch dishwasher. Step directly outside to your private, west-facing patio with a BBQ gas hookup, perfect for golden-hour drinks and weekend gatherings.Upstairs, convenience meets luxury with two expansive bedroom suites. The primary retreat easily accommodates king-size furniture and features a customized walk-in closet alongside a five pice ensuite with dual quartz vanities and a fully tiled walk-in shower with a built-in bench. The second upper bedroom enjoys its own private four-piece bath with a soaker tub/shower combo. The fully finished lower level expands your entertainment options with a flexible media and fitness recreation room, a sleek bar equipped with a beverage fridge and built-in wine rack. A private third bedroom with its own three-piece ensuite offers a great space for guests or a home office. High-efficiency mechanicals--including central air conditioning, a heat recovery ventilator (HRV), and a water softener--alongside a detached single garage ensure peak comfort year-round. Beyond the front door lies Ki...

Primary Bedroom 14.58 Ft x 13.92 Ft
Bedroom 13.83 Ft x 9.83 Ft
Other 6.50 Ft x 8.08 Ft
4pc Bathroom 4.92 Ft x 9.92 Ft
4pc Bathroom 9.92 Ft x 8.25 Ft
Bedroom 11.17 Ft x 13.00 Ft
3pc Bathroom 5.17 Ft x 5.50 Ft
Furnace 5.58 Ft x 10.00 Ft
Living room 12.92 Ft x 13.33 Ft
Dining room 13.92 Ft x 9.17 Ft
Kitchen 12.50 Ft x 10.42 Ft
2pc Bathroom 4.58 Ft x 4.92 Ft

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Recreational, Games room 13.00 Ft x 19.00 Ft