

**411 24 Avenue NW**  
**Calgary, Alberta**

**MLS # A2244635**



**\$939,000**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mount Pleasant                                                           |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                       |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                          |               |                  |
| <b>Size:</b>     | 2,054 sq.ft.                                                             | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached                                     |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                                                                                                                                                                                                                       |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas                                                                                                                                                                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                                                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Vinyl Siding                                                                                                                                                                                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | None                                                                                                                                                                                                                  |                   |      |

Custom built by Esteem Homes this gorgeous 4 bed, 3.5 bath home radiates pure elegance through-out. Offering close to 2900sq/ft of highly upgraded space this modern home is a must see. The main level consists of an open floorplan with 10' ceilings, luxury flooring and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight featuring upgraded S/S appliances, a gas cook-top, built-in oven, microwave plus gorgeous full height cabinets, tiled backsplashes and a massive quartz island/breakfast bar that overlooks the family room with a floor to ceiling stacked stone fireplace. Completing the main floor is a formal living room off the front entrance with custom ceiling features plus a separate dining area, 2pc bath and mudroom off the back. A glass railed staircase leads to the upper level featuring vaulted ceilings and luxury carpet. The primary bedroom comes with a walk-in closet (custom built-ins) plus a "spa like"; 5pc ensuite with a soaker tub, separate shower and dual vanities. Completing the upper level are two additional bedrooms, a 4pc bath and laundry room with a sink. The basement has been professionally developed offering a huge Rec room with a wet bar plus a 4th bedroom, 4pc bath and extra storage space. The exterior is fully fenced and landscaped with a large deck off the back leading to a double detached garage. Located in the highly desirable inner City neighborhood of Mount Pleasant the location can't be beat. Within walking distance to schools, Confederation Park, City transit, trendy shops/restaurants and minutes to the DT core.