

**1844 24 Avenue NW  
 Calgary, Alberta**

**MLS # A2273927**

**\$680,000**



<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

This beautiful south-facing end unit is filled with natural light on all three levels, thanks to its additional windows that create a bright, airy atmosphere throughout. The main floor features a welcoming foyer, a sunlit living room, a stylish open-concept kitchen, a dedicated dining area, and a convenient two-piece powder room. Upstairs, the generous primary bedroom includes a walk-in closet and 3-piece ensuite, along with two additional bedrooms, a 4-piece bathroom, and a separate laundry room. The fully developed basement offers an illegal suite with a private entrance, mudroom, full kitchen, large recreation room, spacious bedroom with walk-in closet, and another 4-piece bathroom—ideal for extended family or rental potential. A single-car garage adds to the home's functionality, and the location is unbeatable, just minutes from the University of Calgary, SAIT, the Alberta Children's Hospital, shopping, schools, parks, playgrounds, and scenic bike paths.