

**455 24 Avenue NE**  
**Calgary, Alberta**

**MLS # A2279979**



**\$998,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,094 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, See Remarks, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Unequivocally unlike anything in the area. Offering over 2,000 sq ft above grade plus an additional 1,500+ sq ft of developed basement space, this home was clearly designed and built ahead of its time. A south facing backyard features a large oversized double car garage and direct access to the walkout basement. Built to stand the test of time with a clay tile roof and brick exterior. Inside, every room is oversized and thoughtfully designed for large families and gatherings. Meticulously maintained and pristine, this is truly a turn key purchase. The bright main floor showcases gleaming hardwood floors and warm natural woodwork throughout. The spacious kitchen, offering abundant storage and counter space, anchors the entertainment area and flows seamlessly into the dining and living rooms. Unlike most homes of this era, there are three exceptionally large bedrooms, including the primary with ensuite. The walkout basement features a vast family/rec room with a fireplace feature wall, a large secondary kitchen offering endless possibilities, plus two additional bedrooms and a bathroom. The extra deep lot enhances the backyard oasis and allows for the impressive depth of the triple garage. Truly one of a kind for its vintage, this home offers exceptional flexibility and is ideal for large or multigenerational families.