

**3316 24 Street NW**  
**Calgary, Alberta**

**MLS # A2298013**



**\$995,000**

<b>Division:</b>	Charleswood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,637 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Garden, Landscaped, No Neighbours Behind		

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

**Inclusions:** TV mount X1 in lower level, garage door opener, EV charger in garage, murphy bed in main floor bedroom, back up power supply, solar panels

**\*\*OPEN HOUSE APRIL 18th 2-4PM\*\*** Welcome to this exceptional home with soaring city views located in the beloved community of Charleswood. This bi-level home with a fully developed walkout basement is ideally situated on a large lot backing onto a serene green space. Offering both comfort and functionality, this home features 3 spacious bedrooms on the main level and an additional bedroom downstairs, along with 2.5 bathrooms- perfect for families of all sizes. The main level showcases original hardwood flooring in exceptional condition, complemented by thoughtful upgrades throughout the home. Enjoy the benefits of triple-pane windows, enhancing energy efficiency and year-round comfort. Natural light pours in as you take in stunning city views and peaceful sunrises from your east facing living space. The walkout basement provides additional living flexibility, including a cozy family room with gas fireplace, and a spacious bedroom complete with a full en suite bathroom and walk-in closet. A large, functional laundry/hobby room is also located on this level. The home has an abundance of storage throughout to ensure that everything has its place. Step outside to generous backyard with a large garden backing onto green space that connects with extensive walking paths- ideal for outdoor enthusiasts. The double attached garage is a standout feature, complete with epoxy flooring and a Level 2 EV charger, offering both convenience and modern functionality. The garage also offers an abundance and space and storage, and a spacious mud room to greet you as you enter the home. Additional thoughtful upgrades include both solar panels and a backup power supply. Located near schools, adult and children's hospitals, shopping and the downtown core, this home combines a tranquil setting with urban accessibility. A truly well-cared-for property that reflects pride of

ownership- this is one you won't want to miss.