

17, 616 24 Avenue SW
Calgary, Alberta

MLS # A2320153



\$359,900

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	953 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 707
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: NA

Tucked quietly among the tree lined streets and historic character homes of coveted Cliff Bungalow, this rare two storey top floor residence feels like something pulled from the pages of a storybook amongst the tree tops. In a boutique and highly sought after building where opportunities are few and far between, these treasured homes are rarely offered to the market and are often held onto for years. Perfectly positioned in the heart of one of Calgary's most beloved inner city neighbourhoods, you are surrounded by the charm and energy that make Cliff Bungalow so special. Step outside your door to boutique shops, cafes, bakeries, restaurants, pubs, fitness studios, grocery stores, salons, parks, pathways, the river, recreation facilities, transit, the CTrain, the Stampede Grounds, vibrant 17th Avenue and 4th Street - all woven together within a truly enchanting setting of mature trees and historic homes. Inside, this bright and beautifully laid out two storey TOP LEVEL jewel offers an atmosphere that is both warm and elevated. Sunlight pours throughout the home from both the south and north exposures, creating a space that feels airy and welcoming from morning until evening. The main level features an expansive living room anchored by a charming wood burning fireplace, creating the perfect backdrop for cozy evenings or entertaining guests. French doors lead outward to the spectacular south facing rooftop patio - a private outdoor retreat bathed in sunshine and surrounded by treetop views. The kitchen is thoughtfully positioned to capture beautiful north facing views toward downtown and features stainless steel appliances, generous natural light, and seamless flow into the dining area. A den on the main floor offers flexibility for a home office, reading room, or creative retreat. On the lower level, the home continues to impress with two inviting

bedrooms, including a lovely primary bedroom complete with a walk in closet. The newly renovated four piece bathroom blends timeless style with spa-like modern comfort, while in suite laundry adds everyday convenience. Adding even further peace of mind and long term confidence, the building is constructed without post tension cables - a feature many buyers appreciate and seek out. Rarely does a home combine this level of charm, exclusivity, lifestyle, and location so effortlessly. This is more than just a condominium - it is a hidden inner city sanctuary in one of Calgary's most iconic neighbourhoods. Don't wait to book your private showing today!!!