

624 24 Avenue NE
 Calgary, Alberta

MLS # A2351031



\$789,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,043 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Natural Woodwork, Open Floorplan		

Inclusions: Refrigerator, Stove, Hot Tub

****OPEN HOUSE ALERT, SATURDAY, OCTOBER 17 FROM 12:00 - 2:00 PM & SUNDAY, OCTOBER 18, 12:00 PM - 3:00 PM **** This inviting character home has been well cared for and thoughtfully updated(OVERSIZED 53X120 LOT), with recent improvements including new windows and doors, a renovated kitchen and bathroom, a newer roof/ furnace/ hot water tank/ updated electrical with a second panel, and concrete surrounding the home. The main floor has been converted to an open-concept layout featuring a spacious living room, a dedicated dining area, and a large kitchen with custom cabinetry, granite countertops, and stainless steel appliances. The oversized primary bedroom was created by combining two bedrooms and can easily be converted back to a three-bedroom main floor if desired. A second bedroom and renovated full bathroom complete this level. The fully developed lower level offers two additional bedrooms, a comfortable family room, a wet bar with breakfast nook, and a second full bathroom, providing plenty of room for family living or guests. Outside, the generous lot is surrounded by mature trees and shrubs, creating a welcoming outdoor setting. The recently built rear deck is ideal for entertaining, with a BBQ gazebo, space for a fire pit, and plenty of room for patio furniture. The large lawn is perfect for kids, pets, or a vegetable garden, while the existing garage could potentially be extended approximately 20 feet toward the alley for additional space. Blending classic character with valuable modern updates and an appealing outdoor space, this home is a fantastic opportunity to enjoy inner-city living with plenty of charm!