

738 24 Avenue SE
Calgary, Alberta

MLS # A2352133

\$849,900

Division:	Ramsay		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,149 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Level, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Thoughtfully updated & maintained charming character home. The home has undergone extensive renovations over the last 10 years and received the royal treatment with custom wood cabinetry, bookshelves and covered in beautiful solid floors throughout. The home was also put on a new foundation back in 1993 to convert it to a full height basement. Main floor offers a front living room with bay window and beautiful 3 pce bath with large walk-in shower. The open concept highlights vaulted ceilings with 2 skylights and 2 lofts. The kitchen was completely redone and features an abundance of cabinet & counter space, stainless steel appliances & gas stove. There's a spacious dining room and the 2nd living room is bright & open with a picture window overlooking the backyard. The primary loft space can be used as a bedroom or additional entertaining space accented by the vaulted ceiling & wrought iron details. The basement boasts 8 foot ceilings with 2 generous bedrooms - one with a large walk in closet - a 4 piece bath, laundry room & additional storage. Tranquil backyard has mature trees and newer double garage (2006). Newer metal roof (2014) on the house and garage. Close to Inglewood shops and the burgeoning Barley Belt. Don't miss this unique urban home! You can't beat the location, quick commute or bike to downtown. Half a block to Ramsay School, walk to Inglewood shopping district, Caffè Rosso, Red's Diner, Zoo, and River pathway system and Crossroads Farmers Market. Great investment with nearby East Village development.