

3811 24 Street NW
Calgary, Alberta

MLS # A2353992

\$800,000

Division:	Charleswood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,177 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door		

Inclusions: N/A

Close to nature yet adjacent to every amenity, this well-maintained mid-century modern Charleswood home is situated on an oversized corner lot directly across from a large green space, offering views of Nose Hill Park. The home offers convenient living, within walking distance of everything that makes the area desirable, including schools (all levels, from pre-school to university!), shopping, amazing inner-city parks, hospitals, numerous sporting venues, and easy access to all major commuter roads. From the spacious front entry, you are welcomed into the lower-level family room, and just a few stairs up to the spacious main floor living room with a picture window and central wood-burning fireplace. This main floor is ideal for family life and entertaining in all seasons, as the living room, kitchen, and dining area flow seamlessly together and even include French doors to the deck. The upper level offers three very spacious bedrooms and an updated 5-piece bathroom with dual sinks, while the lower level includes a fourth bedroom and another freshly renovated full bath. The three-level split provides a natural separation between private bedroom spaces and gathering spaces and is a great "right-sized" alternative to bungalow living. All the space you want and need in a family home, PLUS outdoor spaces that are hard to beat, a dream yard and a single attached garage with 50A EV plug and front driveway, and great storage space designed to hold your RV, trailer, toys, or shed. Visit today to see for yourself!