



GRASSROOTS
REALTY GROUP

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1515 24 Avenue NW
Calgary, Alberta

MLS # A2293609



\$679,900

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	971 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, Off S		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: In Basement - Refrigerator, Electric Range, Range Hood, Washer/Dryer Stacked

Welcome to this extensively renovated semi-detached bungalow in the highly desirable community of Capitol Hill NW, Calgary. Perfectly positioned facing Confederation Park, this home offers an exceptional inner-city lifestyle with easy access to 14 Street NW and 16 Avenue (Trans-Canada Highway), and is just minutes from Downtown, schools, and North Hill Centre. This impressive property features 4 bedrooms, 2 bathrooms, and a double detached garage, along with a fully developed 2-bedroom legal basement suite—ideal for generating rental income or accommodating extended family. Upon entry, you are welcomed by a spacious foyer leading into a bright and modern open-concept main floor. The upgraded kitchen showcases brand-new stainless steel appliances and a stunning waterfall island, overlooking the spacious living and dining areas—perfect for everyday living and entertaining. Large windows allow an abundance of natural light to fill the space, enhancing the open and airy feel. The main level also offers two generously sized bedrooms, a 4-piece bathroom, and conveniently located laundry, completing this level. The fully finished basement legal suite features a separate entrance, two spacious bedrooms, a modern kitchen with stainless steel appliances, a 4-piece bathroom, and a large recreation/living area with large windows, offering excellent functionality and income potential. Outside, the property is complemented by a double detached garage, fully insulated and equipped with additional pot lights, along with a spacious backyard—perfect for relaxing or hosting summer BBQs. Located in one of Calgary’s most sought-after inner-city communities, this move-in-ready home combines modern upgrades, income potential, and an unbeatable location. Book your private showing today.

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