



**3811 24 Street NW**  
**Calgary, Alberta**

**MLS # A2309774**



**\$949,000**

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

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

**Inclusions:** N/A

This lovingly maintained, warm and welcoming 4-bedroom family home is on a huge (7578sqft) lot in Charleswood directly across from greenspace with views of Nose Hill and is close to everything that makes the area great including schools (all levels, from pre-school to university!), shopping, the community centre, transit, and easy access to all major commuter roads. The fully fenced southwest facing back yard is truly perfect and offers multiple spots to sit and enjoy the weather, great storage space designed to hold your RV, trailer, toys, or shed, and mature plants and trees (including some flowering beauties). From the spacious front entry, you are welcomed into the lower-level family room, and just a few stairs up to the huge main floor living room with picture window and central fireplace. This main floor is ideal for family life and for entertaining in all seasons as the living room, kitchen and dining area flow together seamlessly and even include doors to the private deck space. The upper level offers three spacious bedrooms and an updated 5pce bathroom with dual sinks, and the lower level includes a 4th bedroom and another full bath. Three level splits have the advantage of a natural separation in private bedroom spaces and gathering space and are a great &quot;right-sized&quot; 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 and front driveway&hellip;sounds too good to be true, doesn&quot;t it? Visit today to see for yourself!