



3811 24 Street NW
Calgary, Alberta

MLS # A2309774



\$899,000

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

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 "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 and front driveway…sounds too good to be true, doesn"t it? Visit today to see for yourself!