



1635 24 Avenue NW
Calgary, Alberta

MLS # A2316022



\$680,000

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,068 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Move in ready for this renovated 3 bedroom half duplex with attached drive under single garage. The large living and dining room is open to the new kitchen with hallway leading to the bedroom area. All new vinyl plank flooring is throughout both levels, both bathrooms have been redone, the kitchen has all new cabinetry, quartz counters and stainless steel appliances. There is stacking laundry on the main and laundry hookup in lower level Basement can be a separate unit as the garage walks into a foyer at the bottom of the stairs with a doors to the main basement and stairs up stairs. Lower level has a large family room , wet bar area plus 2 bedrooms and 3 pc bathroom. Newer mechanicals , shingles ,new light fixtures and freshly painted inside and out. The south facing yard has a gravel parking pad off the back alley, is treed and quite private. Walking distance to Confederation park, close to U of C and transportation