



**2031 24 Avenue NE**  
**Calgary, Alberta**

**MLS # A2318449**



**\$599,000**

<b>Division:</b>	Vista Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,626 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters		

**Inclusions:** none

FULLY RENOVATED OPEN-CONCEPT 4 LEVEL SPLIT | DUAL KITCHENS & LAUNDRY | FULL WALK OUT WITH SEPERATE ENTRANCE | FACES GREENBELT | DOUBLE ATTACHED GARAGE| 1626 SqFt above grade, and almost 2200sqft of total living space - This 5 bedroom 2 Full bath home offers unmatched versatility with a fully developed walk-out lower level featuring a private entrance, its own brand-new kitchen, and a separate laundry—ideal for multi-generational families or a premium "mortgage helper." The main floor defines open-concept living with quartz countertops, Luxury vinyl plank flooring all through out, new custom cabinetry, and a designer fireplace accent wall. Enjoy total mechanical peace of mind with a NEW roof, NEW furnace, and NEW windows on main floor . a quiet backyard with patio. Centrally located with rapid access to Downtown and major routes—luxury, privacy, and function finally meet. book a showing.