



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

739 24 Avenue NW  
Calgary, Alberta

MLS # A2330333



**\$1,750,000**

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | Mount Pleasant                                                              |        |                   |
| Type:     | Residential/House                                                           |        |                   |
| Style:    | 2 Storey                                                                    |        |                   |
| Size:     | 2,575 sq.ft.                                                                | Age:   | 2000 (26 yrs old) |
| Beds:     | 5                                                                           | Baths: | 3 full / 1 half   |
| Garage:   | Parking Pad, Triple Garage Detached                                         |        |                   |
| Lot Size: | 0.21 Acre                                                                   |        |                   |
| Lot Feat: | Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Fruit Trees/Shrub(s), |        |                   |

|             |                           |            |      |
|-------------|---------------------------|------------|------|
| Heating:    | In Floor, Forced Air      | Water:     | -    |
| Floors:     | Hardwood, Laminate, Tile  | Sewer:     | -    |
| Roof:       | Asphalt Shingle           | Condo Fee: | -    |
| Basement:   | Full                      | LLD:       | -    |
| Exterior:   | Brick, Stucco, Wood Frame | Zoning:    | R-CG |
| Foundation: | Poured Concrete           | Utilities: | -    |

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s)

**Inclusions:** Dishwasher X2, Refrigerator X2, Stove X2

Situated on an impressive 50' x 180' South and West exposed corner lot, this beautifully landscaped home offers exceptional space, versatility, and one of the area's most spectacular outdoor settings. The sun-drenched backyard is a private oasis, showcasing lush perennial gardens, mature landscaping, a pergola covered deck, and an expansive patio, perfect for relaxing, entertaining, and enjoying all-day sunshine. The timeless stucco and brick exterior with elegant columns creates outstanding curb appeal, while inside you'll find a thoughtfully designed floor plan featuring hardwood floors, crown moulding, architectural archways, and generous living spaces throughout. The welcoming front living and dining rooms overlook the beautifully landscaped front gardens, while a spacious front den provides the ideal home office. The heart of the home is the bright, open kitchen and family room, complete with granite countertops, crisp white cabinetry, raised breakfast bar, gas stove, corner pantry, wine storage, and a cozy family room anchored by custom built-ins and a gas fireplace. The breakfast nook opens directly to the stunning backyard retreat. Upstairs offers a full bathroom and four spacious bedrooms, including a luxurious primary suite with vaulted ceilings, corner gas fireplace, walk-in closet, and a bright 5pc ensuite featuring a jetted tub. The fully developed basement features in-floor heating throughout and a legal non-conforming suite with its own separate entrance, high ceilings, large egress windows, full kitchen, spacious living area, bedroom, 4pc bath with laundry hookups, and excellent storage. With the simple addition of a door at the basement stair level, the suite could function as a fully self-contained living space, ideal for multi-generational living, guests, or future income potential (subject to buyer verification and municipal requirements). Completing the

property is an oversized triple garage, an additional parking pad with room for an RV or up to three extra vehicles, and an unbeatable inner-city location. Enjoy a lifestyle that's hard to match with Confederation Park just steps from your front door, offering year-round recreation, walking and cycling pathways, playgrounds, cross-country skiing, and beautiful green space. The Mount Pleasant Community Centre, outdoor pool, sports facilities, and the renowned Arts Centre location are all within easy walking distance, while downtown is just a 12 minute bike ride away. Combining an extraordinary south and west facing backyard, outstanding parking, incredible lot size, and exceptional flexibility, this is a rare opportunity to own a truly special home in one of Calgary's most desirable inner-city neighbourhoods.