



GRASSROOTS
REALTY GROUP

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2031 24 Avenue NE
Calgary, Alberta

MLS # A2333930



\$589,000

Division:	Vista Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,626 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Greenbelt, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	r-cg
Foundation:	Wood	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Vinyl Windows		
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 counter tops, 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.