



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2145 24 Avenue
Didsbury, Alberta

MLS # A2335449



\$368,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	718 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-2
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: n /a

Investment, Starter, or Downsizing Property! Here is an updated, move-in ready home with so much to offer and great utilization of space throughout! Bright and inviting with updates top to bottom, featuring an OPEN CONCEPT main level with LAMINATE and Carpet flooring, fresh PAINT, and updated WINDOWS letting in plenty of natural light. The newly updated KITCHEN comes complete with newer APPLIANCES, and an updated second floor. Key mechanical upgrades provide peace of mind, including an updated FURNACE (2016). Enjoy outdoor living in your LARGE PRIVATE YARD featuring an expansive DECK, cozy FIREPIT area, and tons of room to relax or entertain. Ample parking includes front space plus room for multiple vehicles and your RV! Nestled on a quiet street close to schools, local parks, and historic downtown Didsbury. A charming town under 45 minutes to Calgary limits, featuring the Didsbury Golf Club, Memorial Rec Complex (pool/arena), local coffee shops, and boutique dining.