



GRASSROOTS
REALTY GROUP

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617 24 Avenue NE
Calgary, Alberta

MLS # A2344139



\$1,120,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,108 sq.ft.	Age:	1950 (76 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions:	N/A
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Welcome to 617 24 Avenue NE, an exceptional home in the heart of Winston Heights offering over 2,100 sq ft above grade, a legal 2-bedroom suite, and the kind of thoughtful finishes that set this property apart. The main floor impresses from the start, with hardwood floors throughout, a gas fireplace, and a chef-inspired kitchen featuring stainless steel appliances, pot filler, walk-in pantry, and a dedicated coffee bar. Whether you're hosting or just settling in after a long day, this space delivers. Upstairs, the primary bedroom offers a luxurious 5-piece ensuite and walk-in closet, while two additional bedrooms and a generous bonus room provide the flexibility every family needs, whether it's a home office, playroom, or guest space; the choice is yours. The fully legal 2-bedroom basement suite is a true standout, complete with in-floor heating, LVP flooring throughout, and a full bathroom: an ideal mortgage helper or long-term rental with strong income potential in this inner-city location. Outside, the double detached garage is roughed-in for gas and 220V, ready for a heater, workshop setup, or EV charging down the road. All of this sits within walking distance of the Winston Golf Club and its newly completed clubhouse, a rare lifestyle amenity steps from your door. Minutes to Bridgeland's shops and restaurants, quick access to Deerfoot Trail and Crowchild, and just 10 to 12 minutes to downtown Calgary. Winston Heights is an established community on the rise, and this home is positioned perfectly within it. A property this complete, this well-located, and this versatile doesn't come along often. Book your showing today.