

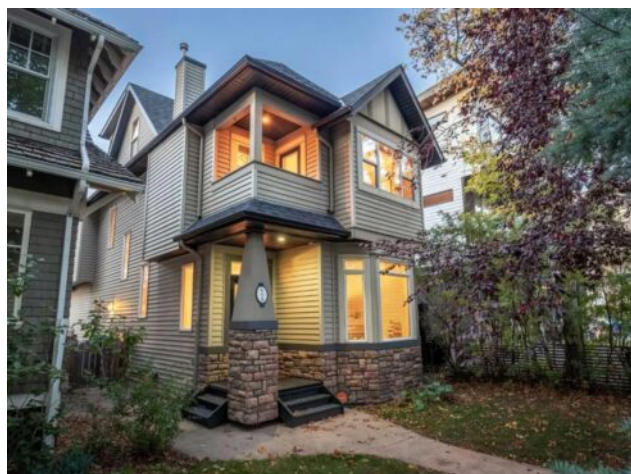


GRASSROOTS
REALTY GROUP

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608 24 Avenue SW
Calgary, Alberta

MLS # A2345488



\$1,249,900

Division:	Cliff Bungalow		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,021 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level, Low Maintenance La		

Heating: Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C2

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Storage Shed Backyard, Wooden Sofa table in Basement with Black Legs, White cabinet in Primary Ensuite Bathroom, Sonos System, TV's and TV Mounts, Garage Heater (as is), Loft Speakers (as is)

OPEN HOUSE SAT SEPT 26, 11AM-1PM. Experience the best of inner-city living, where 4th Street Mission, the vibrant 17 Avenue, peaceful river pathways and an established neighbourhood setting come together. A rare cul de sac setting, directly across from a park, and one block to 4th street, this home offers an ideal location. A walkable lifestyle with everything just a few minutes away - Safeway, dog parks, river walks, schools (Western High, St Mary's High, Rideau Park, Earl Grey Elementary, Cliff Bungalow Montessori, William Reid), coffee shops, the Glencoe Club, MNP Centre and the Stampede grounds and Saddledome. A bright and warm 3 storey home welcomes you with beautiful and classic renovations done – white oak hardwood, crown moulding and a soft colour palette. The main floor enjoys 9 ft ceilings with a front sunken living room anchored around a cozy gas fireplace and lovely bay windows. Perfect for entertaining, this opens up to a formal dining room with space for a full-sized table and sideboard. Just past the elegantly crafted staircase, is an inviting family room and renovated kitchen. Featuring quartz counters, class matte subway backsplash, stainless steel appliances including a gas stove with a built-in griddle, water filtration and a pantry, this space is perfect for everyday living. The family room has timeless built-in millwork with custom shelving and cabinetry, centered around a gas fireplace that creates a comfortable place to relax and gather. This home truly stands apart from a conventional infill, with a distinctive design, custom details and a warm sense of character throughout. Heading up to the second floor, there are three bedrooms including two well-sized kids's bedrooms adjacent to a 4-piece bathroom. Tucked away is the primary bedroom offering plenty of space for a king-sized bed, nightstands and a sitting area.

The primary bedroom is complete with a spacious walk-in closet, a private balcony where you can take in the views of nature and the local wildlife and a spa-like ensuite set with a steam shower, double vanities and a corner bathtub. The third floor offers a unique space to make your own, whether for a home office, theatre area, kids's play area or reading room. Downstairs, the thoughtfully designed lower level offers a rec room with a wet bar, fourth bedroom with a full bathroom, and laundry, providing endless possibilities to suit your needs — whether you envision a home gym, guest or teen's retreat, home office or additional space for entertaining. There is great storage space in the lower level. Enjoy the private and sunny backyard with an upper deck and lower patio area, perfect for quiet evenings and relaxing weekends. Notable features include a double insulated garage with an infrared heater, integrated audio system and A/C. This timeless home offers privacy and nature while placing you just moments from one of the city's most vibrant and sought-after districts. This is Cliff Bungalow living at its finest.