



GRASSROOTS
REALTY GROUP

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239 24 Avenue NE
Calgary, Alberta

MLS # A2348016



\$724,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	805 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2nd fridge, 2nd electric stove, 2nd dishwasher, 2nd microwave

Immaculate raised bungalow on a treed 37.5' lot in the heart of Tuxedo Park! The curb appeal will hit you right away! This mid-century beauty checks all the boxes....charm galore, renovations that were done keeping in mind the era of the 1950s. Think rounded arches, art deco fireplace details, fabulous original oak floors . Both bedrooms are generous in size, one has a walk in closet and both the kitchen and the bath are updated...kitchen features stainless appliances, the entire home has newer windows.....lower legal secondary suite is bright and airy. Shared laundry, newer furnace, HTW, electrical and plumbing. Big south-facing backyard is fully fenced, including a garden plot, single garage/storage shed....loads of room for extra parking.....bike and walk to schools, shopping, 10 minutes to downtown and easy access to Deerfoot or Stoney Trail.....Check it out! It's a 10! Note lower suite photos feature some virtual staging.