



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

624 24 Avenue NE  
Calgary, Alberta

MLS # A2351031



**\$789,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Winston Heights/Mountview                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,043 sq.ft.                                                            | <b>Age:</b>   | 1961 (65 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached                                                  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Garden, Gazebo, Landscaped |               |                   |

|                    |                                                                                   |                   |      |
|--------------------|-----------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Wood Frame                                                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Granite Counters, Natural Woodwork, Open Floorplan |                   |      |

**Inclusions:** Refrigerator, Stove, Hot Tub

This inviting character home has been well cared for and thoughtfully updated, with recent improvements including new windows and doors, a renovated kitchen and bathroom, a newer roof and furnace, a new hot water tank, updated electrical with a second panel, and newer concrete surrounding the home. The main floor has been converted to an open-concept layout featuring a spacious living room, a dedicated dining area, and a large kitchen with custom cabinetry, granite countertops, and stainless steel appliances. The oversized primary bedroom was created by combining two bedrooms and can easily be converted back to a three-bedroom main floor if desired. A second bedroom and renovated full bathroom complete this level. The fully developed lower level offers two additional bedrooms, a comfortable family room, a wet bar with breakfast nook, and a second full bathroom, providing plenty of room for family living or guests. Outside, the generous lot is surrounded by mature trees and shrubs, creating a welcoming outdoor setting. The recently built rear deck is ideal for entertaining, with a BBQ gazebo, space for a fire pit, and plenty of room for patio furniture. The large lawn is perfect for kids, pets, or a vegetable garden, while the existing garage could potentially be extended approximately 20 feet toward the alley for additional space. Blending classic character with valuable modern updates and an appealing outdoor space, this home is a fantastic opportunity to enjoy inner-city living with plenty of charm!