

# \$725,000 - 1848 24 Avenue Nw, Calgary

MLS® #A2259247

**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,308 sqft

Residential on 0.02 Acres

Capitol Hill, Calgary, Alberta

Welcome to this beautifully designed home offering a functional and spacious layout across all three levels! The main floor features an inviting foyer that opens into a bright living room, a stylish open-concept kitchen, a dedicated dining area, and a convenient two-piece powder room. Upstairs, you'll find a generous primary bedroom complete with a walk-in closet and a 3-piece ensuite, along with two additional bedrooms, a 4-piece bathroom, and a separate laundry room for added convenience. The fully developed basement boasts an illegal suite with a private entrance, mudroom, full kitchen, large rec room, spacious bedroom with walk-in closet, and another 4-piece bathroom—perfect for extended family or rental potential. A single-car garage adds to the functionality of this fantastic property. Other units are also available for purchase. Ideally located close to the University of Calgary, SAIT, Alberta Children's Hospital, shopping, schools, parks, playgrounds, and scenic bike paths.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2259247  |
| Price      | \$725,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,308         |
| Acres          | 0.02          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1848 24 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M3T6            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Breakfast Bar, Quartz Counters, Separate Entrance             |
| Appliances        | Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                    |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Finished, See Remarks                                         |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Entrance, Rain Gutters               |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard |
| Roof              | Asphalt Shingle                              |
| Construction      | Concrete, Stucco                             |
| Foundation        | Poured Concrete                              |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 23rd, 2025 |
|-------------|----------------------|

|                |      |
|----------------|------|
| Days on Market | 20   |
| Zoning         | H-GO |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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