

# \$1,185,000 - 302 24 Avenue Sw, Calgary

MLS® #A2245198

**\$1,185,000**

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.11 Acres

Mission, Calgary, Alberta

Absolutely immaculate, beautifully updated, 3 bedroom 2127 sqft bungalow. Loaded with charm & character & situated on an approximately 37 ft x 130 ft corner lot in the heart of Mission. The main floor is a class 1 office that could easily be converted to a private living space. The lower level was totally renovated in 2019 & is currently a self-contained luxurious 1 bedroom suite (illegal) with a separate street level entrance. The main level features a cozy heated sunroom & a good sized foyer. The elegant & spacious living room contains a wall of custom built-in cabinets & an electric fireplace & is bathed in natural light with 2 walls of windows. The formal dining room easily accommodates a family & also includes a wall of custom cabinets. The updated sleek white kitchen features extended height cabinets, an island, stainless steel appliances, quartz countertops & roughed-in space for a stove. The main floor includes 2 bedrooms, one with French door access to the yard plus an oversized 2 pc bath. The self-contained lower level is very open & bright with a beautiful modern kitchen with stainless appliances, full height cabinetry, quartz countertops & is open to the large family room. The bedroom has legal egress windows & a huge walk-in closet & is situated next to a spa-like bath with an oversized glass shower, a free standing tub, double sinks & a separate fully equipped laundry area. In the last 10 years the following upgrades were made - installed insulation was upgraded, new



shingles, furnace, hot water tank, floors, new eaves, stamped concrete sidewalk plus patio, new landscaping, fence plus painted in & out. Featuring a large private yard with an oversized detached garage surrounded by convenient street parking for guests. This amazing location is within walking distance to the 4 Street amenities (shopping + restaurants), river path systems, The Repsol Centre & transit. An easy commute to downtown & good access to major roads, This is a wonderful opportunity to own a lovingly maintained, historic single family home. Please note this home was not affected by the 2013 flood. (id:6289)

Built in 1920

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2245198      |
| Price          | \$1,185,000   |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Half Baths     | 1             |
| Square Footage | 1,080         |
| Acres          | 0.11          |
| Year Built     | 1920          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 302 24 Avenue Sw |
| Subdivision | Mission          |
| City        | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S0K2           |

**Amenities**

|           |  |
|-----------|--|
| Amenities | Park, Playground, Recreation Nearby, Schools, Shopping |
|-----------|--|

|                |  |
|----------------|--|
| Features       | Back lane, Closet Organizers, No Smoking Home, Level |
| Parking Spaces | 4  |
| Parking        | Detached Garage                                      |
| # of Garages   | 1  |

### Interior

|                 |  |
|-----------------|--|
| Appliances      | Washer, Stove, Dryer, Hood Fan, Window Coverings |
| Heating         | Natural gas Forced air                           |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| # of Stories    | 1  |
| Has Basement    | Yes  |

### Exterior

|            |                     |
|------------|---------------------|
| Exterior   | Stucco, Wood siding |
| Foundation | Poured Concrete     |

### Listing Details

Listing Office RE/MAX Landan Real Estate



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