

# \$989,999 - 630 24 Avenue Nw, Calgary

MLS® #A2208217

**\$989,999**

4 Bedroom, 4.00 Bathroom, 1,956 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome home to this exceptional custom build on one of the quietest streets in Mount Pleasant! Close to Confederation Park and other parks in the area! Over 2800 square feet of living space! Home boasts upgrades throughout including custom wood cabinets and island by HP Woodwork, Triple Pane Windows by Lux Windows, 10 FT ceilings, wide-plank hardwood floors, 9 FT solid wood doors, Steam Shower, Air Conditioning, Soft water, hydronic heated floors in the basement, Insulated and drywalled 9 ft high double detached oversized garage with subpanel to name a few things! The open concept main floor is perfect for entertaining! An inviting living room with gas fireplace, a generous dining room with space for 8 or more and one of the largest kitchens possible in this type of home with stainless steel appliances including a gas countertop stove, a double wall oven, endless quartz counter space and bonus under-counter fridge leading to a 2 piece powder room and fully organized mudroom to the back. Upstairs was built to impress with natural sunlight pouring in! Primary suite has a 5 piece ensuite bath with double vanity sinks, large steam shower and walk-in closet. A large laundry room, two generous other bedrooms and a full bathroom finish off the upstairs. Lower level is professionally finished with a recreation room with a wet bar, built-in cabinetry, a fourth bedroom, another full bath and lots of storage. The front and backyard are beautifully landscaped to enjoy throughout



the spring and summer months. A finished double detached garage completes this home. This home has been cared for by one owner and it shows! A local improvement notice was issued and the back alley is to be paved in the foreseeable future! A great bonus for this house! The location provides plenty of street parking (no parking permits required) and is minutes from the Core. Make this gorgeous home yours! Call your favourite realtor today and book a showing!

Built in 2019

### Essential Information

MLS® #	A2208217
Price	\$989,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,956
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	630 24 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1X5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated, 220 Volt Wiring, Garage Door

	Opener, Secured
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Skylight(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge, Freezer, Gas Cooktop, Water Conditioner, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Front Yard, Lawn, Level
Roof	Asphalt
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	24
Zoning	R-C2

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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