# \$998,800 - 738 24 Avenue Nw, Calgary

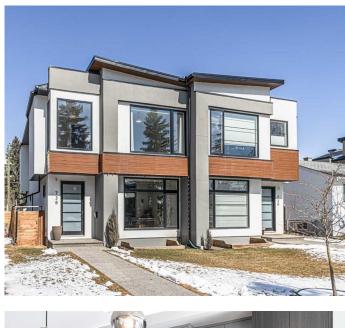
MLS® #A2207746

#### \$998,800

4 Bedroom, 4.00 Bathroom, 2,050 sqft Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Steps to Confederation Park, sought after location and nestled on a quiet street with no through traffic to a cul-de- sac. This stunning inner-city home blends modern architecture with high-end finishes and showcases exceptional craftsmanship. The home impresses from the moment you step inside, featuring an open design, 10' flat painted ceilings, pot lights, gorgeous chef's kitchen, wide plank floors, sophisticated details include, open riser staircase with 10mm glass feature wall, glass railings, pot lights, built-in speakers, solid core doors, 9â€<sup>™</sup> flat painted ceiling on upper and lower levels, and Central Air Conditioning. Expansive windows throughout flood the home with natural light. The chefâ€<sup>™</sup>s kitchen showcases a 12â€<sup>™</sup> guartz waterfall island, High-end appliances including a built-in oven, microwave, 5-burner gas cooktop, and sleek custom cabinetry with insert hood fan & under-cabinet lights. The spacious dining room features a beautiful tray ceiling & pendant light, while the living room offers a tiled floor-to-ceiling fireplace, built-ins, and patio doors to the deck. The spacious mudroom provides built-in closet, storage and great functionality. Upstairs, the vaulted ceiling over the staircase and front bedroom adds architectural interest, while the primary retreat boasts a spa-inspired 5-piece ensuite with heated tile floors, free standing soaker tub, oversized shower with bench + a generous walk-in closet with built-ins and mirror. The upper level laundry offers added







convenience with built-in cabinetry & sink. The fully finished basement is designed for entertaining and relaxing, complete with a wet bar, wine rack, media feature wall, plush carpet, a large bedroom, and a full bathroom. Minutes to downtown, Foothills Hospital, U of C, SAIT, schools, shopping, and transitâ€"Mount Pleasant neighborhood offers a Golf Course, a Community Centre, Sports Plex and Art Centre with access to swimming pool, tennis courts, ice rinks, arts & fitness, and events for the whole family. The Home is just one block (PREMIUM LOCATION) from Confederation Park where you can enjoy walking paths, biking, picnics and recreation at your doorstepâ€!. Superb Location, built with timeless elegance that presents excellent opportunities for both a growing family and an executive lifestyleâ€linner-city living at its "An opportunity not to be finest. missed-selling below the 2025 assessed Value of \$1,030,000."

#### Built in 2019

#### **Essential Information**

MLS® #	A2207746
Price	\$998,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,050
Acres	0.07
Year Built	2019
Туре	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## **Community Information**

Address Subdivision City County Province Postal Code	738 24 Avenue Nw Mount Pleasant Calgary Calgary Alberta T2M 1X7
Amenities	
Parking Spaces Parking # of Garages	2 Double Garage Detached, Garage Door Opener, Insulated 2
Interior	
Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Sound, Bookcases, Closet Organizers, Tray Ceiling(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Garburator, Gas Cooktop, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Tile
Has Basement	Yes
Basement	Finished, Full
Exterior	

Exterior Features	Other, Private Yard, BBQ gas line, Playground
Lot Description	Back Lane, Landscaped, See Remarks, Front Yard
Roof	Asphalt
Construction	Concrete, Other, Stucco
Foundation	Poured Concrete

# **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	42
Zoning	R-CG

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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