

724 24 Avenue NW  
Calgary, Alberta

MLS # A2260769

**\$899,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,992 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	None		

Open House Saturday Oct 11th 12:00-2:00! Welcome to this beautifully designed and extensively upgraded home in the highly desirable inner-city community of Mount Pleasant. Boasting over 2,800 sqft, this home stands out with architectural detail and premium finishes not found in typical infills. The main floor is a showstopper, featuring soaring ceilings, rich hardwood floors, and an inspired open-concept layout. The chef's kitchen is anchored by an oversized quartz-covered island and features a gas cooktop, stainless steel appliance package, abundant cabinetry, and designer lighting — ideal for both daily living and entertaining. Sunlight pours into the south-facing living room, where an impressive feature wall with a fireplace and custom built-in units create a warm, inviting focal point. A spacious dining area connects seamlessly, offering plenty of room to host gatherings with friends and family. A striking open-tread staircase leads to the upper level, where the luxurious primary suite feels like a private retreat. Vaulted ceilings add an airy sophistication, while the spa-inspired ensuite offers dual vanities, a deep jetted tub, and a massive walk-in shower. Two more spacious bedrooms and a convenient upper laundry room complete the upstairs. The fully finished basement is designed for entertainment and comfort, featuring a large family/media room with a custom wet bar, perfect for movie nights or hosting game day. A fourth bedroom and a full bathroom make this level ideal for guests, teenagers, or a private home office. Outdoors, the low-maintenance backyard is an oasis — enjoy grilling on the large deck with patio space for all your outdoor furniture. A double detached garage offers secure parking and storage and the property's curb appeal is undeniable. Situated on a lower-traffic

street, this home is close to&nbsp;excellent schools, Confederation Park&nbsp;and the Mount Pleasant Community Center. You will love the quick access to downtown, shopping, restaurants, and transit. If you are&nbsp;searching for a truly special inner-city property that combines thoughtful design, exceptional craftsmanship, and an unbeatable location, this home belongs at the top of your must-see list.