

# \$1,075,000 - 738 24 Avenue Nw, Calgary

MLS® #A2207746

**\$1,075,000**

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

Mount Pleasant, Calgary, Alberta

Steps from Confederation Park, this stunning inner-city home blends modern architecture with high-end finishes and showcases exceptional craftsmanship. Situated on a quiet street, 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 an open riser staircase with striking 10mm glass feature wall, glass railings, pot lights, built-in speakers, 9' flat painted ceiling on upper and lower levels, and central A/C. Expansive windows throughout flood the home with natural light. The chef's kitchen showcases a 12' quartz waterfall island, High-end Bosch appliances including a built-in oven, microwave, 5-burner gas cooktop, and sleek custom cabinetry with insert hood fan. 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 rear 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 room offers added convenience with built-in cabinetry and sink. The fully finished basement is designed



for entertaining and relaxing, complete with a wet bar, wine rack, media feature wall, plush carpet, a guest bedroom, and full bath. Minutes to downtown, Foothills Hospital, U of C, SAIT, schools, shopping, and transitâ€”Mount Pleasant neighborhood offers a Community Centre, Sports Plex & Art Centre with access to swimming pool, tennis courts, ski trails, ice rinks, arts & fitness, and many events for the whole family, plus the Golf course. The Home is just one block from confederation park where outdoor lovers can enjoy walking paths, biking, picnics and recreation at your doorstepâ€¦. Superb Location for this gorgeous, enduring home that offers great opportunities for a growing family or executive lifestyleâ€”inner-city living at its finest.

Built in 2019

### **Essential Information**

MLS® #	A2207746
Price	\$1,075,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,050
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	738 24 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2M 1X7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound, Tray Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Window Coverings
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	BBQ gas line, Other, Playground, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, See Remarks
Roof	Asphalt
Construction	Concrete, Stucco, Other
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.