

# \$1,290,000 - 302 24 Avenue Sw, Calgary

MLS® #A2245198

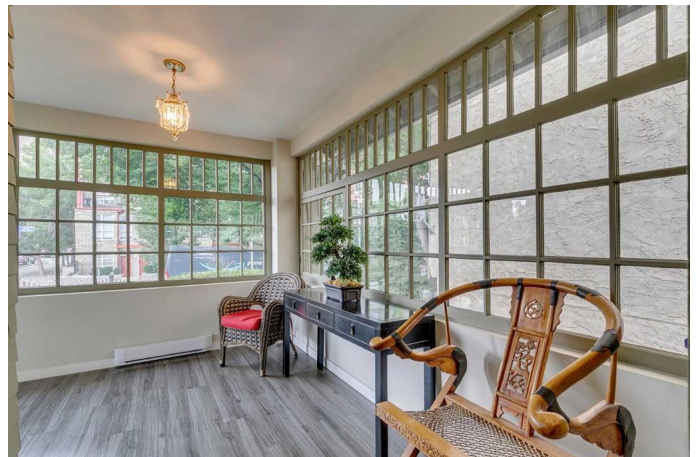
**\$1,290,000**

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential 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.

Built in 1920

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245198    |
| Price          | \$1,290,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,080       |
| Acres          | 0.11        |
| Year Built     | 1920        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 302 24 Avenue Sw |
| Subdivision | Mission          |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 0K2          |

## Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Parking Spaces | 4                                                 |
| Parking        | Single Garage Detached, Additional Parking, Gated |
| # of Garages   | 1                                                 |

## Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s), Chandelier |
| Appliances        | Dryer, Electric Stove, Range Hood, Washer, Window Coverings                                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                           |
| Cooling           | None                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                 |
| Fireplaces        | Electric                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                    |

## Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Uncovered Courtyard                                                          |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Rectangular Lot, Low Maintenance Landscape, Level, Paved |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Stucco, Wood Siding                                                                        |
| Foundation        | Poured Concrete                                                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 62               |
| Zoning         | DC (pre 1P2007)  |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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