

\$1,150,000 - 1312 24 Street Se, Calgary

MLS® #A2225710

\$1,150,000

4 Bedroom, 3.00 Bathroom, 1,551 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Perched on the ridge in Albert Park, 1312 24 St SE offers BREATHTAKING CITY VIEWS and immaculate upkeep. Enjoy front-row seats to stunning sunsets, right from your living room.

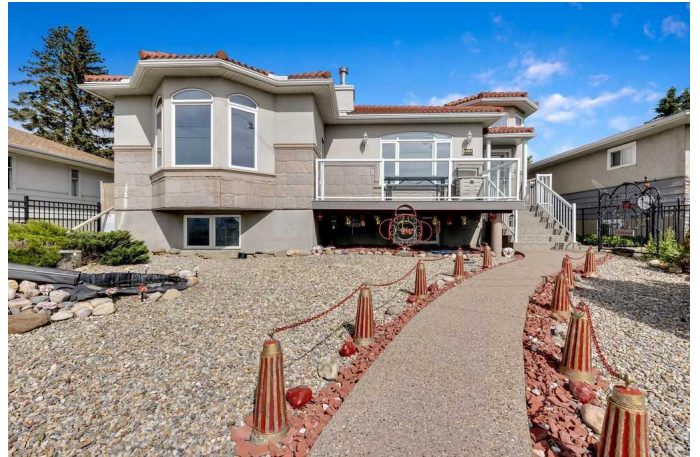
Enter through a gated, low-maintenance yard with a charming path leading to the front porch. Spend your time enjoying the perennial garden or refreshing the rock garden and water feature -- no lawnmower needed. The durable tile roof still has plenty of life left, offering peace of mind against hail and costly repairs.

Inside the 3100 sq of developed space, a grand entryway with a 12'™ domed ceiling leads to a spacious living room with 9'™ ceilings and panoramic skyline, park, river and mountain views. Relax with the included 84"• 8K TV and KEF sound system, all kept comfortable by central AC.

The kitchen features tall solid oak cabinets, thick granite countertops, and stainless steel appliances, ready for your personal touch. Enjoy meals beside the bay window, watching the sunset, then step onto your front patio for an evening drink.

The master suite fits a full king set and includes a luxurious ensuite with floor-to-ceiling Italian tile, a sit-in bath, and mural tile accents. The second bedroom features a walkthrough ensuite with Italian tile, a soaker tub, and laundry hookups.

Downstairs, you'll find a massive living area perfect for a pool table or media setup,



with tile flooring throughout. Two more bedrooms, a full bath, a workshop, and cold storage complete the space. The mechanical room features a new high-efficiency furnace, on-demand water system, and water softener. In the zero-maintenance backyard: a cool cedar shed, a 20x10â€™™ storage shed, and a secure gated garage. Most furnishings and items are negotiable with the sale.

Youâ€™™ll love the easy access to Deerfoot, Memorial, and Blackfoot Trail, making commuting or getting around the city a breeze. Nearby shopping, bike trails, and parks add even more convenience and lifestyle appeal to this beautiful home.

Book your showing today with your favorite realtor!

Built in 2007

Essential Information

MLS® #	A2225710
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,551
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1312 24 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2A0W9

Amenities

Parking Spaces 4
Parking Double Garage Detached, Oversized, Gated
of Garages 2

Interior

Interior Features Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Track Lighting
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Tankless Water Heater, Washer, Water Softener, Window Coverings, ENERGY STAR Qualified Appliances
Heating High Efficiency, Forced Air, Wood Stove
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Basement, Glass Doors, Metal, Sealed Combustion, Wood Burning Stove
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, Courtyard, Garden, Storage, Gas Grill
Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting, Rock Outcropping, Views
Roof Clay Tile
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 28th, 2025
Days on Market 12
Zoning R-CG

Listing Details

Listing Office CIR Realty

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