

# \$1,185,000 - 302 24 Avenue Sw, Calgary

MLS® #A2245198

**\$1,185,000**

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.11 Acres

Mission, Calgary, Alberta

\*\*\*\*OPEN HOUSE - SATURDAY OCTOBER

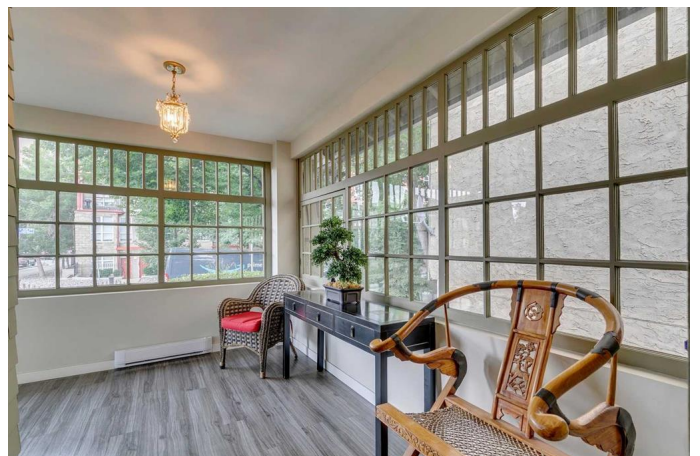
11 - 2:00 PM - 4:00 PM AT 302 24 AVE

SW\*\*\*\* 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	\$1,185,000
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, Chandelier, Closet Organizers, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s), Kitchen Island, Quartz Counters
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, Level, Low Maintenance Landscape, Rectangular Lot, Paved
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 4th, 2025
Days on Market	66
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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