

# \$948,000 - 409 24 Avenue Nw, Calgary

MLS® #A2220026

**\$948,000**

4 Bedroom, 4.00 Bathroom, 2,077 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

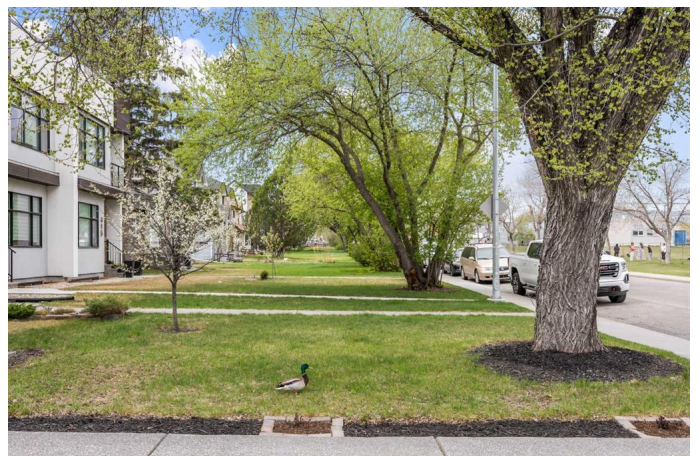
Stunning Custom Home in Mount Pleasant |  
Over 2,900 Sq Ft | Prime Inner-City Location

Welcome to this impeccably designed custom home on one of the most sought-after streets in Mount Pleasant, just minutes from downtown Calgary. Boasting over 2,900 sq ft of beautifully finished living space, this inner-city gem offers the perfect blend of luxury, functionality, and timeless style.

Step inside to find 10-foot ceilings with custom wood detailing, wide-plank hardwood floors, and an open-concept main floor that's built for entertaining. The chef-inspired kitchen is a showstopper — featuring a massive island, custom cabinetry, gas cooktop, wall oven, and endless quartz countertops. Enjoy hosting in the spacious dining area, and relax in the cozy living room with a gas fireplace. A thoughtfully designed mudroom and stylish powder room complete the main level.

Upstairs, natural light floods the space. The primary retreat is a dream with a 5-piece spa-inspired ensuite, including a steam shower, double vanity, and a huge walk-in closet. Two additional spacious bedrooms, a full bath, and a large laundry room with built-in storage round out the upper floor.

The fully developed lower level offers a large rec room with wet-bar and built-ins, a fourth bedroom, a full bathroom, and ample storage



â€” ideal for guests, a home gym, or movie nights.

Outside, enjoy your south-facing backyard, perfect for warm Calgary evenings. A double detached garage, rare non-permit street parking, complete the package.

This is an opportunity to own a truly exceptional home in one of Calgaryâ€™s most established and convenient inner-city neighborhoods.

Now is your chance to make this Mount Pleasant masterpiece your own!

Built in 2018

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2220026               |
| Price          | \$948,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,077                  |
| Acres          | 0.07                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 409 24 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 1X3          |

## Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 2                                                                           |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages   | 2                                                                           |

## Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Granite Counters |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Dryer, Washer            |
| Heating           | Forced Air, Natural Gas, Central, Fireplace(s), High Efficiency                                                                            |
| Cooling           | Rough-In                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Yard, Front Yard, Level, Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stone, Vinyl Siding, Stucco                              |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 84             |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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