

# \$779,900 - 1322 24 Street Se, Calgary

MLS® #A2248788

**\$779,900**

4 Bedroom, 3.00 Bathroom, 1,130 sqft

Residential on 0.08 Acres

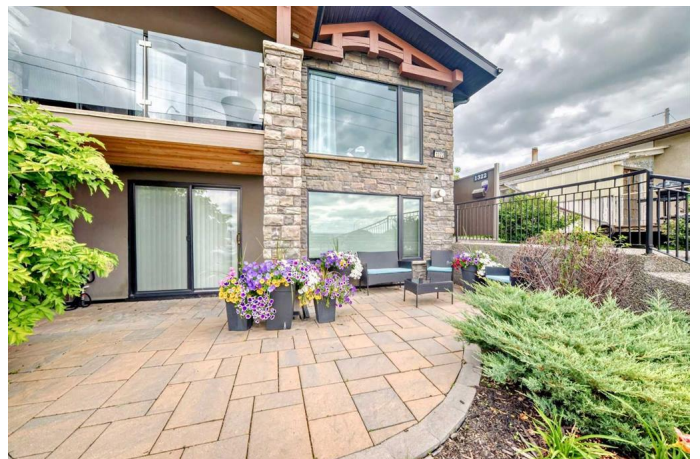
Albert Park/Radisson Heights, Calgary, Alberta

Here's your opportunity to purchase a meticulously renovated duplex located on "Radisson Ridge", offering unparalleled views of downtown Calgary and the majestic Rocky Mountains. This residence was COMPLETELY transformed and re-built in 2014 by SAM award-winning architect Dwayne Seal, boasting exceptional design and craftsmanship. Our walkout bungalow spans 1,130 sq ft on the main floor and an additional 1,000 sq ft below, provide spacious living with a total of four bedrooms and three full baths per side. This unit features hardwood flooring, granite countertops, and modern amenities including on-demand boiler, steam shower, a rec room fireplace, upper deck, central air, and lower walkout patio. Additional highlights include a double insulated garage, exposed aggregate sidewalks, and beautifully landscaped yards, all of this, just minutes from downtown Calgary. Take advantage of this opportunity today!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248788  |
| Price          | \$779,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,130     |



|            |                        |
|------------|------------------------|
| Acres      | 0.08                   |
| Year Built | 2013                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bungalow |
| Status     | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1322 24 Street Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0W9                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Bookcases                                                    |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Garburator, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air, In Floor                                                                           |
| Cooling           | Central Air                                                                                    |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Gas                                                                                            |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                       |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Lighting                   |
| Lot Description   | Back Lane, Back Yard, Views         |
| Roof              | Asphalt Shingle                     |
| Construction      | Concrete, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-CG              |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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