

# \$1,075,000 - 738 24 Avenue Nw, Calgary

MLS® #A2207746

**\$1,075,000**

4 Bedroom, 4.00 Bathroom, 2,050 sqft  
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Steps from Confederation Park, this stunning inner-city home blends modern architecture with high-end finishes and showcases exceptional craftsmanship. Situated on a quiet street, the home impresses from the moment you step inside, featuring an open design, 10' flat painted ceilings, pot lights, gorgeous chef's kitchen, wide plank floors, sophisticated details include a wide open riser staircase with striking 10mm glass feature wall, glass railings, pot lights, built-in speakers, solid core doors, 9' flat painted ceiling on upper and lower levels, and Central Air Conditioning. Expansive windows throughout flood the home with natural light. The chef's kitchen showcases a 12' quartz waterfall island, High-end Bosch appliances including a built-in oven, microwave, 5-burner gas cooktop, and sleek custom cabinetry with insert hood fan. The spacious dining room features a beautiful tray ceiling & pendant light, while the living room offers a tiled floor-to-ceiling fireplace, built-ins, and patio doors to the rear deck. The spacious mudroom provides built-in closet, storage and great functionality. Upstairs, the vaulted ceiling over the staircase and front bedroom adds architectural interest, while the primary retreat boasts a spa-inspired 5-piece ensuite with heated tile floors, free standing soaker tub, oversized shower with bench + a generous walk-in closet with built-ins and mirror. The upper-level laundry room offers added convenience with built-in cabinetry and



sink. The fully finished basement is designed for entertaining and relaxing, complete with a wet bar, wine rack, media feature wall, plush carpet, a guest bedroom, and full bath. Minutes to downtown, Foothills Hospital, U of C, SAIT, schools, shopping, and transitâ€”Mount Pleasant neighborhood offers a Golf Course, a Community Centre, Sports Plex & Art Centre with access to swimming pool, tennis courts, ski trails, ice rinks, arts & fitness, and other events for the whole family. The Home is just one block from confederation park where outdoor lovers can enjoy walking paths, biking, picnics and recreation at your doorstepâ€”. Superb Location for this gorgeous, enduring home that offers great opportunities for a growing family or executive lifestyleâ€”inner-city living at its finest.

Built in 2019

### **Essential Information**

MLS® #	A2207746
Price	\$1,075,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,050
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	738 24 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2M 1X7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound, Bookcases, Tray Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile, Decorative
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Other, Private Yard, Playground
Lot Description	Back Lane, Front Yard, Landscaped, See Remarks
Roof	Asphalt
Construction	Concrete, Stucco, Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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