

**1515 24 Avenue NW
Calgary, Alberta**

MLS # A2232028



\$449,900

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,018 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: N/A

FANTASTIC Opportunity across the street from CONFEDERATION PARK and GOLF COURSE in CAPITOL HILL. Your chance to own a property just steps away from the park. A spacious open-concept living and dining area with views of the golf course is the perfect spot for entertaining or family gatherings. A bright kitchen, two spacious bedrooms and a 4-piece bathroom complete the upstairs. The finished basement adds impressive additional living space with a third bedroom, a second full bathroom, a comfortable family room, a dedicated laundry area, and a large storage pantry. *Basement window in bedroom is not egress*. The expansive back yard gives you additional space with a double car garage and third gravel parking space. Located ACROSS THE STREET from Confederation Park and Confederation Golf Course, this community offers unbeatable access to recreation. Enjoy the Confederation Leisure Centre with a saltwater pool and fitness amenities, plus tennis courts, playgrounds, walking trails, and seasonal activities like tobogganing and cross-country skiing. The Confederation Golf Course adds to the area's charm—perfect for casual and avid golfers alike. Don't miss your chance to get into the community of Capitol Hill and call your favourite realtor today!