

411 24 Avenue NW  
Calgary, Alberta

MLS # A2244635



**\$939,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,054 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

Custom built by Esteem Homes this gorgeous 4 bed, 3.5 bath home radiates pure elegance through-out. Offering close to 2900sq/ft of highly upgraded space this modern home is a must see. The main level consists of an open floorplan with 10' ceilings, luxury flooring and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight featuring upgraded S/S appliances, a gas cook-top, built-in oven, microwave plus gorgeous full height cabinets, tiled backsplashes and a massive quartz island/breakfast bar that overlooks the family room with a floor to ceiling stacked stone fireplace. Completing the main floor is a formal living room off the front entrance with custom ceiling features plus a separate dining area, 2pc bath and mudroom off the back. A glass railed staircase leads to the upper level featuring vaulted ceilings and luxury carpet. The primary bedroom comes with a walk-in closet (custom built-ins) plus a "spa like" 5pc ensuite with a soaker tub, separate shower and dual vanities. Completing the upper level are two additional bedrooms, a 4pc bath and laundry room with a sink. The basement has been professionally developed offering a huge Rec room with a wet bar plus a 4th bedroom, 4pc bath and extra storage space. The exterior is fully fenced and landscaped with a large deck off the back leading to a double detached garage. Located in the highly desirable inner City neighborhood of Mount Pleasant the location can't be beat. Within walking distance to schools, Confederation Park, City transit, trendy shops/restaurants and minutes to the DT core.