

# \$884,900 - 426 24 Avenue Ne, Calgary

MLS® #A2232359

**\$884,900**

4 Bedroom, 4.00 Bathroom, 1,976 sqft

Residential on 0.07 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to this custom masterpiece with over 2750sq ft of living space! Coming through the front door you will be greeted by a flex/dining room featuring a custom chevron feature wall. You will immediately notice the open width of the home. Moving into the kitchen you will be pleased to see an oversized island and a gourmet kitchen fit for entertaining, complete with upgraded appliance package and gas stove. Adjacent to the kitchen is an oversized family room with custom built in shelving, with barn doors leading into the mudroom. Premium top down/bottom up blind package and built in speakers throughout. Upper floor highlights include 2 spacious bedrooms, large walk-in laundry, 4 piece bathroom and a master bedroom with a large walk-in closet and a 5 piece spa like ensuite with heated floors that will definitely leave an impression! Basement highlights include an over-sized rec-room with a walk up wet-bar, den/office/storage, 4 piece bath and a bedroom with a walk-in closet. AC installed in 2021 and New water heater in 2024. Like new but better! Book your showing today!



Built in 2018

## Essential Information

MLS® # A2232359

Price \$884,900

Bedrooms 4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,976
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	426 24 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1X1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Alley Access
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	75
Zoning	R-CG

### **Listing Details**

Listing Office	KIC Realty
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