

# \$610,000 - 206, 1616 24 Avenue Nw, Calgary

MLS® #A2254810

**\$610,000**

3 Bedroom, 4.00 Bathroom, 1,385 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Backing directly onto Confederation Park, this thoughtfully designed townhome blends style, comfort and functionality across three levels of living. The entry level offers a versatile flex room ideal as a home office, kids' playroom or third bedroom complete with a three-piece ensuite and patio doors that open directly to the park. The main level is made for entertaining with an open concept kitchen featuring a large island, quartz counters, custom cabinetry and stainless steel appliances all adjoining the dining room. The cozy living room includes a fireplace and a balcony with sweeping views of Confederation Park and the golf course. Sun-filled interiors are elevated by nine-foot ceilings, wide plank floors, designer lighting and high-end finishes throughout. The upper level offers two spacious bedrooms, a full bathroom, and a laundry room. The luxurious primary retreat showcases a walk-in closet and a spa-inspired ensuite with a step-in shower, separate soaking tub, double sinks and heated floors. Complete with an attached garage, this home provides exceptional convenience in a prime location steps to transit, SAIT, numerous schools, parks, shopping and with quick access to Calgary's downtown core. A rare chance to enjoy park-front living in the heart of the city. Contact your favourite Realtor today to book a showing.

Built in 2016



## Essential Information

MLS® #	A2254810
Price	\$610,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,385
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	206, 1616 24 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1Y6

## Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

**Exterior**

Exterior Features	Private Entrance
Lot Description	Few Trees, Landscaped, Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 6th, 2025
Days on Market	2
Zoning	M-CG d96

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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