

**1515 24 Avenue NW**  
**Calgary, Alberta**

**MLS # A2214462**



**\$549,999**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Many Trees, Other, Rectangular Lot, Views		

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

**Inclusions:** N/A

**BANKRUPTCY SALE!!!** This bright and spacious home offers stunning views of the Confederation Golf Course. The open main floor features a large living room and a dining area, creating an inviting space for relaxation and entertaining. The kitchen is well-equipped with plenty of cabinet space, making meal preparation a breeze. Two comfortable bedrooms and a full bathroom complete the main level. The fully finished basement provides additional living space with a private third bedroom, a large recreation room with a cozy gas fireplace, that could be used for a kids's playroom or for hosting your friends or family. There is also a dedicated laundry area, a cold-storage pantry, and a large storage room for seasonal items or extra belongings. PLEASE NOTE, THE WINDOW IN THE BASEMENT BEDROOM IS NOT EGRESS. The south-facing yard fills the home with natural light and offers a perfect space for outdoor activities. Located just minutes from shopping, restaurants, schools, parks, and public transit, this home is also close to SAIT, the University of Calgary, and other key amenities, providing the perfect blend of convenience and peaceful living. Experience it in person, Schedule your showing today!