

# \$549,999 - 1515 24 Avenue Nw, Calgary

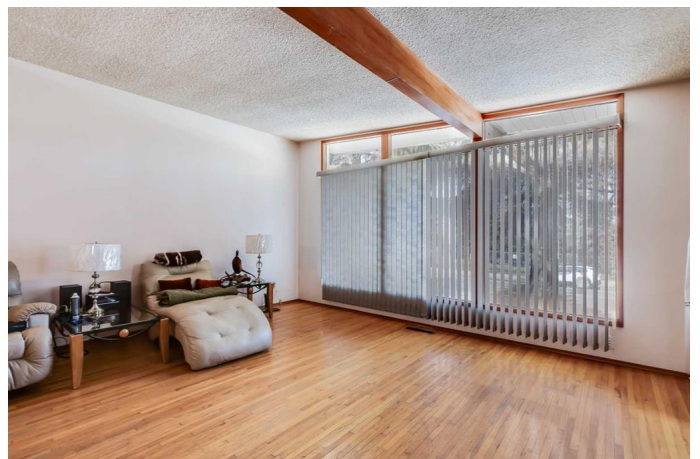
MLS® #A2214462

**\$549,999**

3 Bedroom, 2.00 Bathroom, 1,018 sqft  
Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

**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 wood-burning 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!



Built in 1962

## Essential Information

MLS® #	A2214462
Price	\$549,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.08
Year Built	1962
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	1515 24 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1Y5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Separate Entrance, Storage
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
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Lot Description	Back Lane, Landscaped, Lawn, Many Trees, Other, Rectangular Lot, Views
Roof	Tar/Gravel
Construction	Stucco, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Greater Property Group
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