

\$1,390,000 - 302 24 Avenue Sw, Calgary

MLS® #A2245198

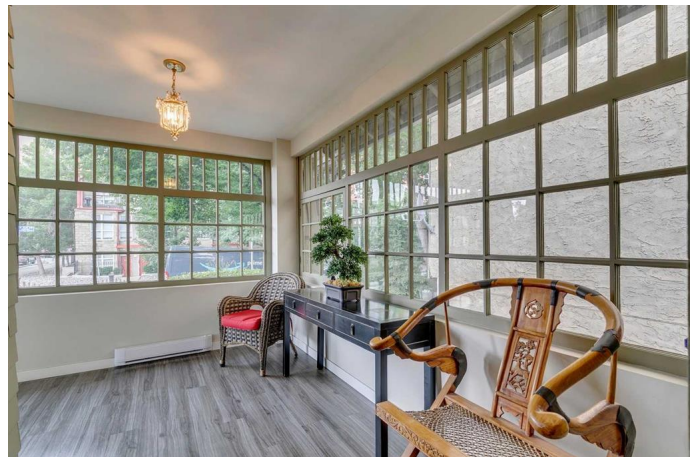
\$1,390,000

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.11 Acres

Mission, Calgary, Alberta

Absolutely immaculate, beautifully updated, 3 bedroom 2127 sqft bungalow. Loaded with charm & character & situated on an approximately 37 ft x 130 ft corner lot in the heart of Mission. The main floor is a class 1 office that could easily be converted to a private living space. The lower level was totally renovated in 2019 & is currently a self-contained luxurious 1 bedroom suite (illegal) with a separate street level entrance. The main level features a cozy heated sunroom and a good sized foyer. The elegant and spacious living room contains a wall of custom built-in cabinets & an electric fireplace & is bathed in natural light with 2 walls of windows. The formal dining room easily accommodates a family & again includes a wall of custom cabinets. The updated sleek white kitchen with extended height cabinets, an island, stainless steel appliances, quartz countertops & roughed-in space for a stove. The main floor also includes 2 bedrooms, one with french door access to the yard plus an oversized 2 pc bath. The self-contained lower level is very open & bright with a beautiful modern kitchen with stainless appliances, full height cabinetry, quartz countertops & is open to the large family room. The bedroom has legal egress windows & a huge walk-in closet & is situated next to a spa-like bath with an oversized glass shower, a free standing tub, double sinks & a separate fully equipped laundry area. In the last 10 years the following upgrades were made - installed insulation was



upgraded, new shingles, furnace, hot water tank, floors, new eaves, stamped concrete sidewalk plus patio, new landscaping, fence, plus painted in and out. Featuring a large private yard with an oversized detached garage.

Surrounded by convenient street parking for guests. This amazing location is within walking distance to the 4 Street amenities (shopping + restaurants), river path systems, The Repsol Centre and transit. An easy commute to downtown and good access to major roads, This is a wonderful opportunity to own a lovingly maintained, historic single family home. Please note this home was not affected by the flood.

Built in 1920

Essential Information

MLS® #	A2245198
Price	\$1,390,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.11
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	302 24 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2S 0K2

Amenities

Parking Spaces 4

Parking Single Garage Detached, Additional Parking, Gated

of Garages 1

Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s), Chandelier

Appliances Dryer, Electric Stove, Range Hood, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Uncovered Courtyard

Lot Description Back Lane, Back Yard, Corner Lot, Level, Rectangular Lot, Low Maintenance Landscape, Paved

Roof Asphalt Shingle

Construction Stucco, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 4th, 2025

Days on Market 17

Zoning DC (pre 1P2007)

Listing Details

Listing Office RE/MAX Landan Real Estate

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