

# \$950,000 - 1312 24 Street Se, Calgary

MLS® #A2225710

**\$950,000**

4 Bedroom, 3.00 Bathroom, 1,551 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

**HUGE PRICE REDUCTION!!** Perched on the ridge in Albert Park, 1312 24 St SE offers **BREATHTAKING CITY VIEWS** and immaculate upkeep. Enjoy front-row seats to stunning sunsets and city lights, right from your living room.

Enter through a gated, low-maintenance yard with a charming path leading to the front porch, with stone facade across the exterior. Spend your time enjoying the front perennial garden or refreshing the rock garden and water feature -- no lawnmower needed. The durable tile roof still has plenty of life left, offering peace of mind against hail and costly repairs.

Inside the 3100 sq of developed space, a grand entryway with a 12'™ domed ceiling leads to a spacious living room with 9'™ ceilings and panoramic skyline, park, river and mountain views. Relax with the included 84"• 8K TV and KEF sound system, all kept comfortable by central AC.

The kitchen features tall solid oak cabinets, thick granite countertops, and stainless steel appliances, ready for your personal touch. Enjoy meals beside the bay window, watching the sunset, then step onto your front patio for an evening drink.

The master suite fits a full king set and includes a luxurious ensuite with floor-to-ceiling Italian tile, a sit-in bath, and mural tile accents. The second bedroom features a walkthrough ensuite with Italian tile, a soaker tub, and laundry hookups.



Downstairs, youâ€™ll find a massive living area perfect for a pool table or media setup, with tile flooring throughout. Two more bedrooms, a full bath, a workshop, and cold storage complete the space. The mechanical room features a new high-efficiency furnace, on-demand water system, and water softener. In the zero-maintenance backyard: a cool cedar shed, a 20x10â€™ storage shed, and a secure gated garage. Most furnishings and items are negotiable with the sale. Youâ€™ll love the easy access to Deerfoot, Memorial, and Blackfoot Trail, making commuting or getting around the city a breeze. Nearby shopping, bike trails, and parks add even more convenience and lifestyle appeal to this beautiful home. Lastly, the basement could be converted into a suite for steady AirBnB income, either with an entrance under the front patio or split entrance at the foyer. Book your showing today with your favorite realtor!

Built in 2007

**Essential Information**

MLS® #	A2225710
Price	\$950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,551
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1312 24 Street Se
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Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A0W9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Oversized, Gated
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings, ENERGY STAR Qualified Appliances, Tankless Water Heater
Heating	High Efficiency, Forced Air, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Glass Doors, Metal, Sealed Combustion, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Courtyard, Garden, Storage, Gas Grill
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting, Views, Rock Outcropping
Roof	Clay Tile
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	18
Zoning	R-CG

**Listing Details**

Listing Office                      CIR Realty

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