

\$1,298,800 - 1732 24a Street Sw, Calgary

MLS® #A2252630

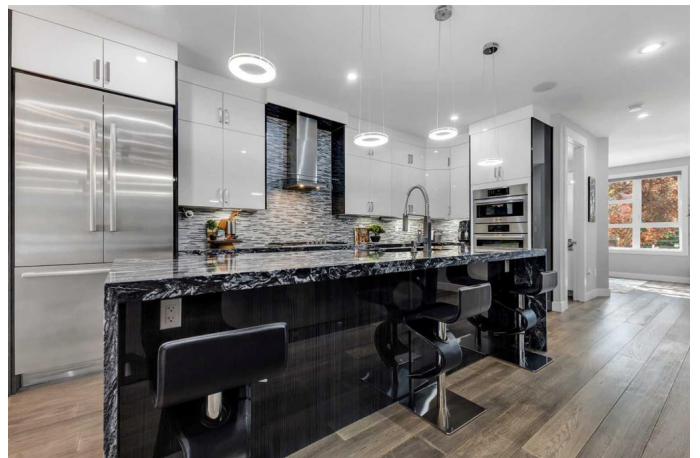
\$1,298,800

4 Bedroom, 4.00 Bathroom, 2,002 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

A PERGOLA-COVERED BACKYARD OASIS, a gourmet CHEF’S KITCHEN, and a private, fully finished basement with IN-FLOOR HEATING make this Shaganappi home truly one-of-a-kind. Designed for modern living with timeless style, it blends thoughtful updates with upscale finishes—engineered hardwood across all 3 levels, open riser stairs, a full-height stone fireplace, custom built-ins, and a serene primary retreat—all within steps of parks, schools, and the LRT. The welcoming foyer opens into a versatile front den—ideal as a home office, dining space, or quiet sitting room. Beyond, the kitchen showcases integrated BOSCH appliances: gas cooktop, built-in wall oven & microwave, stunning stainless steel hood fan, french door fridge and dishwasher all highlighted by MODERN high gloss cabinetry, and a waterfall island wrapped in stone. The adjacent living room feels elevated with its floor-to-ceiling stone fireplace and floating shelves, while large windows bring in natural light and frame views of the private yard. Outdoors, the pergola-topped deck transforms the backyard into a year-round retreat. Surrounded by mature trees, a manicured lawn, and finished with a double garage, this is a true extension of the living space. Upstairs, the primary suite impresses with a tray ceiling, expansive windows, and a full wall of custom shelving with media cabinetry. The spa-like ensuite features a freestanding tub, oversized tiled shower, dual vanity, and dedicated makeup



desk. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The lower level is finished with in-floor heating throughout, offering a spacious family room with a sleek bar and island, and an oversized bedroom with a tray ceiling and ambient lighting that feels like a boutique hotel suite. Elegant barn doors at the stair entry enhance the sense of privacy, creating a sophisticated retreat within the home. Every detail has been considered—GROHE fixtures, custom closets, and an updated LED lighting package—to ensure both comfort and luxury. Set on a quiet street, the location is every bit as desirable as the home itself. Walk to Shaganappi Park with playground, off-leash area, and tennis courts, or enjoy nearby Shaganappi Point Golf Course, ball diamonds, and multiple playgrounds. Families will appreciate schools such as Alexander Ferguson, Sacred Heart, and Connaught, with Mount Royal University only minutes away. Commuting is effortless via the 26 Street LRT Station or major bus routes, and downtown is under 10 minutes by car. For dining, shopping, and lifestyle amenities, 17th Avenue, Westbrook Mall, the Killarney Aquatic Centre, and Westbrook Library are all nearby. With a Bike Score of 98 and Walk Score of 82, this address is as connected as it is charming.

Built in 2017

Essential Information

MLS® #	A2252630
Price	\$1,298,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,002

Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1732 24a Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1J4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wet Bar, Tray Ceiling(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.