

**1322 24 Street SE**  
**Calgary, Alberta**

**MLS # A2248788**



**\$779,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Albert Park/Radisson Heights    |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |               |                   |
| <b>Size:</b>     | 1,130 sq.ft.                    | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached          |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Views     |               |                   |

|                    |                                             |                   |      |
|--------------------|---------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork, Hardwood        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stone, Stucco, Wood Frame         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Granite Counters, Open Floorplan |                   |      |

**Inclusions:** TV Mounts,

Here's your opportunity to purchase a meticulously renovated duplex located on "Radisson Ridge", offering unparalleled views of downtown Calgary and the majestic Rocky Mountains. This residence was COMPLETELY transformed and re-built in 2014 by SAM award-winning architect Dwayne Seal, boasting exceptional design and craftsmanship. Our walkout bungalow spans 1,130 sq ft on the main floor and an additional 1,000 sq ft below, provide spacious living with a total of four bedrooms and three full baths per side. This unit features hardwood flooring, granite countertops, and modern amenities including on-demand boiler, steam shower, a rec room fireplace, upper deck, central air, and lower walkout patio. Additional highlights include a double insulated garage, exposed aggregate sidewalks, and beautifully landscaped yards, all of this, just minutes from downtown Calgary. Take advantage of this opportunity today!