

# \$1,089,999 - 409 24 Avenue Nw, Calgary

MLS® #A2220026

**\$1,089,999**

4 Bedroom, 4.00 Bathroom, 2,077 sqft  
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

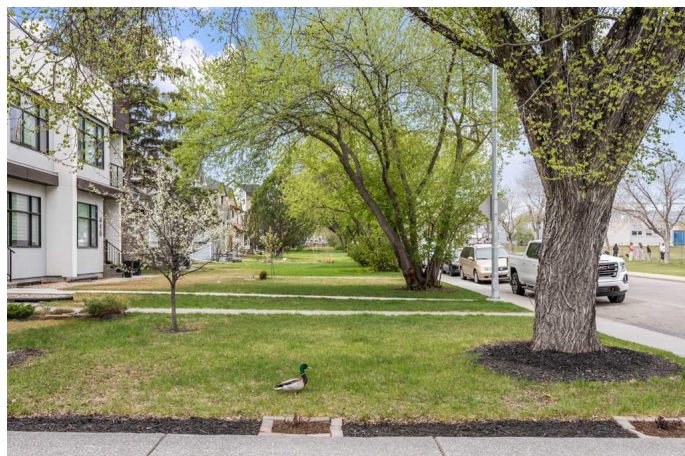
Stunning Custom Home in Mount Pleasant |  
Over 2,900 Sq Ft | Prime Inner-City Location

Welcome to this impeccably designed custom home on one of the most sought-after streets in Mount Pleasant, just minutes from downtown Calgary. Boasting over 2,900 sq ft of beautifully finished living space, this inner-city gem offers the perfect blend of luxury, functionality, and timeless style.

Step inside to find 10-foot ceilings with custom wood detailing, wide-plank hardwood floors, and an open-concept main floor thatâ€™s built for entertaining. The chef-inspired kitchen is a showstopper â€“ featuring a massive island, custom cabinetry, gas cooktop, wall oven, and endless quartz countertops. Enjoy hosting in the spacious dining area, and relax in the cozy living room with a gas fireplace. A thoughtfully designed mudroom and stylish powder room complete the main level.

Upstairs, natural light floods the space. The primary retreat is a dream with a 5-piece spa-inspired ensuite, including a steam shower, double vanity, and a huge walk-in closet. Two additional spacious bedrooms, a full bath, and a large laundry room with built-in storage round out the upper floor.

The fully developed lower level offers a large rec room with wet-bar and built-ins, a fourth bedroom, a full bathroom, and ample storage



â€” ideal for guests, a home gym, or movie nights.

Outside, enjoy your south-facing backyard, perfect for warm Calgary evenings. A double detached garage, rare non-permit street parking, complete the package.

This is an opportunity to own a truly exceptional home in one of Calgaryâ€™s most established and convenient inner-city neighborhoods.

Now is your chance to make this Mount Pleasant masterpiece your own!

Built in 2018

### **Essential Information**

MLS® #	A2220026
Price	\$1,089,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,077
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	409 24 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1X3

## Amenities

Parking Spaces	2
Parking	Garage Door Opener, Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop
Heating	Central, Fireplace(s), Forced Air, Natural Gas, High Efficiency
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 10th, 2025
Days on Market	37
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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