

# \$549,999 - 1515 24 Avenue Nw, Calgary

MLS® #A2214462

**\$549,999**

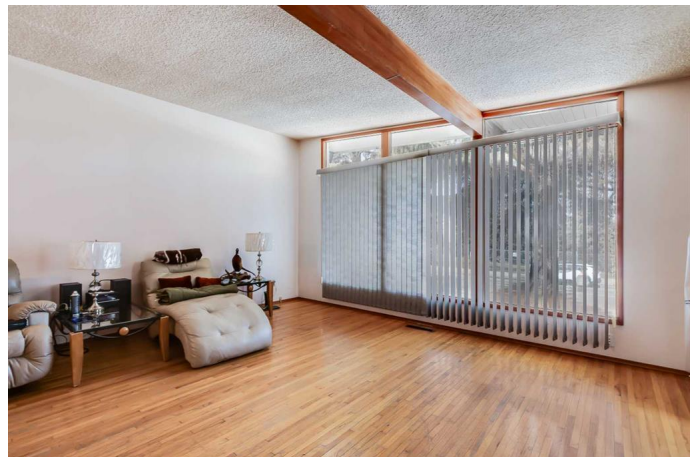
3 Bedroom, 2.00 Bathroom, 1,018 sqft  
Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

**BANKRUPTCY SALE!!!** This bright and spacious home offers stunning views of the Confederation Golf Course. The open main floor features a large living room and a dining area, creating an inviting space for relaxation and entertaining. The kitchen is well-equipped with plenty of cabinet space, making meal preparation a breeze. Two comfortable bedrooms and a full bathroom complete the main level. The fully finished basement provides additional living space with a private third bedroom, a large recreation room with a cozy wood-burning fireplace, that could be used for a kids'™ playroom or for hosting your friends or family. There is also a dedicated laundry area, a cold-storage pantry, and a large storage room for seasonal items or extra belongings. PLEASE NOTE, THE WINDOW IN THE BASEMENT BEDROOM IS NOT EGRESS. The south-facing yard fills the home with natural light and offers a perfect space for outdoor activities. Located just minutes from shopping, restaurants, schools, parks, and public transit, this home is also close to SAIT, the University of Calgary, and other key amenities, providing the perfect blend of convenience and peaceful living. Experience it in person, Schedule your showing today!

Built in 1962

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2214462               |
| Price          | \$549,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,018                  |
| Acres          | 0.08                   |
| Year Built     | 1962                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1515 24 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 1Y5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Separate Entrance, Storage |
| Appliances        | None                       |
| Heating           | Forced Air, Natural Gas    |
| Cooling           | None                       |
| Fireplace         | Yes                        |
| # of Fireplaces   | 1                          |
| Fireplaces        | Gas                        |
| Has Basement      | Yes                        |
| Basement          | Finished, Full             |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage |
|-------------------|-----------------------------------------|

|                 |                                                                        |
|-----------------|------------------------------------------------------------------------|
| Lot Description | Back Lane, Landscaped, Lawn, Many Trees, Other, Rectangular Lot, Views |
| Roof            | Tar/Gravel                                                             |
| Construction    | Stucco, Vinyl Siding, Wood Frame, Wood Siding                          |
| Foundation      | Poured Concrete                                                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 8                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.