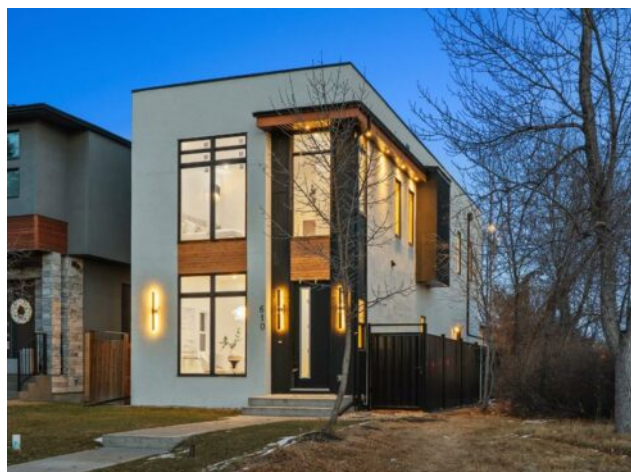


610 24A Street NW
Calgary, Alberta

MLS # A2272618



\$1,174,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

| Legal Two Bedroom Basement Suite | This beautifully finished home offers a sophisticated living experience in one of Calgary's most sought-after neighbourhoods, combining elegant design with exceptional practicality. The main level features an inviting dining area that transitions smoothly into a modern kitchen appointed with premium appliances, an oversized pantry, quartz countertops, full-height cabinetry, and generous workspace for both everyday cooking and entertaining. The bright and comfortable living room is centered around a gas fireplace set against a brick-accented feature wall with custom shelving, while large sliding doors extend the living space to a spacious backyard ideal for outdoor gatherings. A stylish powder room and a well-planned mudroom complete the main floor. Upstairs, the tranquil primary bedroom includes detailed wall accents, a luxurious ensuite with a dual vanity, a deep soaking tub, a walk-in shower with steam rough-in, and a large walk-in closet. Two additional bedrooms share a beautifully finished full bathroom, and a dedicated laundry room adds convenience. A standout feature of this property is the fully developed legal basement suite, offering two bedrooms, a full bathroom, a complete kitchen, and its own living area, making it an excellent option for rental income, multigenerational living, or hosting long-term guests. Situated on a fully fenced lot with a double detached garage and located near parks, restaurants, shopping, and all the energy of the Kensington district, this home provides a perfect blend of lifestyle and flexibility while remaining close to the Bow River, Downtown, the University of Calgary, SAIT, and the Foothills Hospital. Call today to book a private tour!