

# \$647,232 - 14858 24 Street Nw, Calgary

MLS® #A2196387

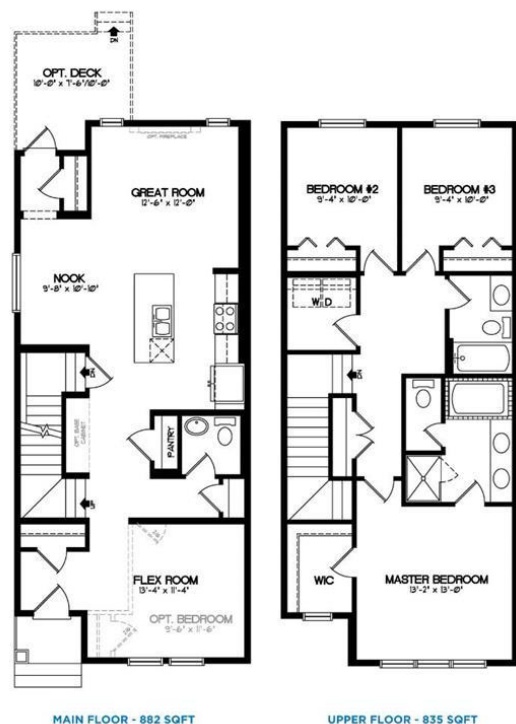
**\$647,232**

3 Bedroom, 3.00 Bathroom, 1,717 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Welcome to the Concord 2 Prairie Style built by Broadview Homes; this stunning floor plan boasts 1717 SqFt. The front door opens to a beautiful open floor plan with an optional main floor bedroom or flex room for day seating. The open concept kitchen, dining nook and great room make this the perfect home to entertain company. The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, granite countertops and a centre island with space for barstool seating. Upstairs holds 3 bedrooms, 2 full bathrooms and a laundry room. The spacious primary bedroom is paired with a 5pc ensuite bath with a soaking tub and double vanities. The basement of this home includes rough-ins ready for a secondary suite subject to approval and permitting by the city/municipality with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen rough-in & laundry room rough-in. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!



Built in 2025

## Essential Information

MLS® # A2196387

Price \$647,232

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,717
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	14858 24 Street Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2J9

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Alley Access, On Street, Parking Pad

### Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

### Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Rectangular Lot, Corner Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 23rd, 2025
Days on Market	70
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Crown
----------------	--------------

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.