

**2115 24 Avenue NE**  
**Calgary, Alberta**

**MLS # A2216510**



**\$605,000**

<b>Division:</b>	Vista Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		
<b>Inclusions:</b>	Garage control(s), Light fixtures		

This spacious 5-bedroom, 3-bathroom home offers the perfect blend of comfort, functionality, and convenience that your family has been hoping for! Situated in the quiet neighborhood of Vista Heights, you are surrounded by green space with close access to schools of all grades, shopping, downtown Calgary, and major roads. Inside, you'll find sunlight in every room, a functional kitchen, and ample dining space for entertaining. The fully finished open-concept basement adds the extra versatile living space needed with today's modern living. Stay cool year-round with central air conditioning, and enjoy the outdoors on the deck or in the backyard. The oversized, heated and insulated double detached garage provides extra space for parking, storage, or a workshop—making this the perfect home for families or those needing extra room to live and grow.