

# \$659,900 - 14620 24 Street Nw, Calgary

MLS® #A2185054

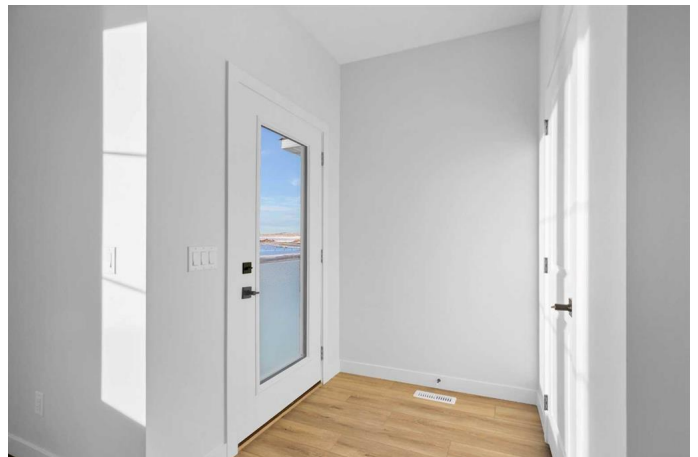
## \$659,900

3 Bedroom, 3.00 Bathroom, 1,771 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Located within the popular new NW community of Ambleton, this fabulous Brand New Home is sure to impress. Luxurious Vinyl Plank Flooring sprawls through the Front Entrance into the Open Concept Kitchen, Dining and Living Room as well as the west facing flex room on the Main Floor. QUARTZ countertops, Stainless Steel Appliances, GAS STOVE, FULL CEILING HEIGHT Cabinetry with Crown Molding and a glass door Pantry Closet complete the modern Kitchen. A Spacious Dining Room and Living Room with build-in speakers are great for Relaxing or Entertaining in. The upstairs features a center Bonus Room that Separates the Kids Rooms from the Parents' Master Bedroom. Plush Carpets cushion your Toes and Feet on the Upper Floor and Oversized Windows allow Sunshine to Beam into every room. There is a shared 4 Piece Bathroom and a large laundry room on this level as well. The Master/Primary Bedroom is Gigantic and can accommodate a King Size Bed with Night Tables and a Dresser or Two. There is also a walk-in Closet with a large window and a 4 Piece Ensuite Bathroom that completes this suite. Heading downstairs to the undeveloped basement, the Separate Entrance, 9 foot Ceilings, second Furnace, second Washer & Dryer Rough-ins, Bathroom Rough-Ins, Kitchen Rough-ins are conveniently placed for a future two bedroom basement development. The backyard comes with a double car parking pad, which can accommodate a future double



detached garage. This amazing home is also conveniently located minutes away from the schools, public transit and amenities, including Carrington Shopping Center, Creekside Shopping Center, Walmart, Beacon Hill Costco, and T&T Asian Supermarket. It also has quick access to the Stoney Trail Highway and the Deerfoot Highway. Whether you want to Live Up and Rent Down, lease out the entire house, or live with multiple generations, this is the perfect home for you. Don't miss out on this gorgeous home! Book your showings today!

Built in 2024

**Essential Information**

MLS® #	A2185054
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,771
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	14620 24 Street Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2B6

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Quartz Counters
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

## Exterior

Exterior Features	Playground, Private Entrance, Private Yard, Lighting
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Street Lighting, Cleared, Few Trees, Level, Standard Shaped Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 3rd, 2025
Days on Market	108
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

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.