

# \$449,900 - 1515 24 Avenue Nw, Calgary

MLS® #A2232028

**\$449,900**

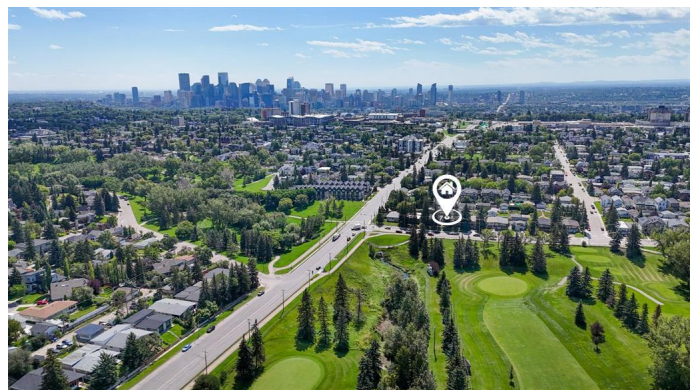
3 Bedroom, 2.00 Bathroom, 1,018 sqft  
Residential on 0.08 Acres

Capitol Hill, Calgary, Alberta

FANTASTIC Opportunity across the street from CONFEDERATION PARK and GOLF COURSE in CAPITOL HILL. Your chance to own a property just steps away from the park. A spacious open-concept living and dining area with views of the golf course is the perfect spot for entertaining or family gatherings. A bright kitchen, two spacious bedrooms and a 4-piece bathroom complete the upstairs. The finished basement adds impressive additional living space with a third bedroom, a second full bathroom, a comfortable family room, a dedicated laundry area, and a large storage pantry. \*Basement window in bedroom is not egress\*. The expansive back yard gives you additional space with a double car garage and third gravel parking space. Located ACROSS THE STREET from Confederation Park and Confederation Golf Course, this community offers unbeatable access to recreation. Enjoy the Confederation Leisure Centre with a saltwater pool and fitness amenities, plus tennis courts, playgrounds, walking trails, and seasonal activities like tobogganing and cross-country skiing. The Confederation Golf Course adds to the area's charm—perfect for casual and avid golfers alike. Don't miss your chance to get into the community of Capitol Hill and call your favourite realtor today!

Built in 1962

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2232028               |
| Price          | \$449,900              |
| 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 | T2E 3S9           |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                       |
| Parking        | Double Garage Detached, Garage Door Opener, Off Street, Alley Access, Garage Faces Rear |
| # of Garages   | 2                                                                                       |

### Interior

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

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed, Interior Lot, Street Lighting |
| Roof              | Tar/Gravel                                                                                                |
| Construction      | Stucco, Vinyl Siding, Wood Frame, Wood Siding                                                             |
| Foundation        | Poured Concrete                                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-CG              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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