DON'T GAMBLE WITH YOUR HOME.
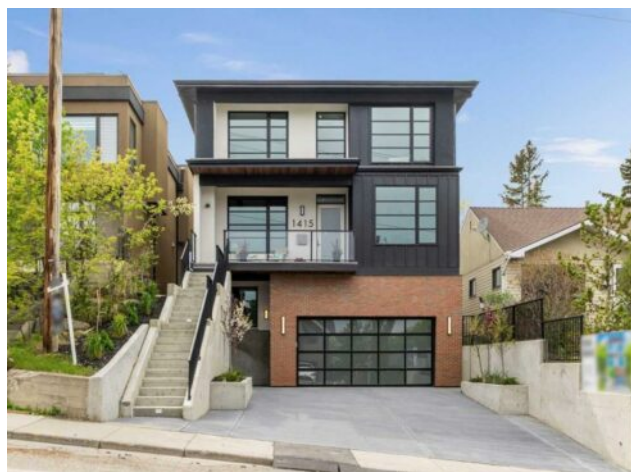
RE/MAX **JACK**
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1415 24 Street SW
Calgary, Alberta

MLS # A2223610

$2,590,000

Division:	Shaganappi
Type:	Residential/House
Style:	2 Storey

Size:	3,516 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	4	**Baths:**	4 full / 1 half

Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garag
Lot Size:	0.11 Acre
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot, Landscap

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Ceramic Tile, Hardwood, Marble		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full, Walk-Out To Grade		**LLD:**	-
Exterior:	Composite Siding, Wood Frame		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-

Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: Built-In Wine Cooler

Welcome to 1415-24th Street SW, an architectural masterpiece in the heart of Shaganappi, where modern design, luxurious finishes, and impeccable craftsmanship redefine contemporary living. This newly built residence is designed for discerning homeowners, seamlessly blending elegance and functionality. It offers breathtaking city views, access to serene green spaces, and an unparalleled living experience. The professionally curated floor plan features a mix of modern and mid-century finishes, soaring ceilings, an open-concept layout, and expansive windows that flood the home with natural light. The kitchen is a showstopper, boasting an impressive 14-foot waterfall-edge quartz island, a chef-inspired premium appliance package including a Sub-Zero fridge/freezer, and a professional-grade Wolf range. The built-in Miele coffee station sets the perfect ambiance for casual gatherings and formal entertaining. Adjacent to the kitchen is a walk-in butler's pantry designed for effortless organization. The wine storage cabinet features accent lighting and a cooling system, adding a touch of sophistication. The family command center is a clever addition and can be utilized as a children's study, recipe library, or dedicated wine-tasting room. A double-sided marble surround fireplace enhances the main living area, and the executive home office offers a private space for productivity. Ascending the architectural floating staircase, you’ll find an upper-level loft and bonus room, ideal for relaxation. The primary suite is a luxurious sanctuary, featuring a private balcony overlooking green space, a designer walk-in closet, and a spa-inspired 5-piece ensuite with a freestanding soaker tub, heated flooring, and a double-sided fireplace. Two additional well-appointed bedrooms offer walk-in closets and ensuite access. The convenient upper-level laundry room simplifies

everyday living. The reverse walkout lower level is designed for ultimate entertainment and functionality, featuring a spacious recreation room and media lounge, complete with a sleek wet bar that sets the stage for memorable gatherings. A generous fourth bedroom, an additional 4-pc bath, and a versatile flex space—perfect as a fifth bedroom, office, or fitness room—complete this level. The mudroom, located just off the attached garage, ensures seamless transitions from outdoor to indoor living. There are two garages providing ample parking and storage options: an attached 2-car heated garage with heated floors, and a detached oversized heated 1-car garage in the backyard. Outside, a private backyard oasis awaits, ideal for summer barbecues and alfresco dining. Backing onto picturesque green space, you'll have direct access to a pet-friendly area, community centre, hockey rink, and leisure skating loop, creating a dynamic outdoor extension of your living space. With downtown Calgary just minutes away, urban conveniences are easily accessible while allowing you to enjoy the tranquility of a well-established community.