202 1616 24 Avenue NW

Calgary | Active | MLS® A2340582

$584,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2016**	**1,620.84 sq. ft.**

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Listed by Greater Calgary Real Estate

A closer look

Bright, spacious, and ultra private end unit townhome backing directly onto Confederation Park. 3 bedrooms all with ensuite baths, plus 1/2 bath on main. 9 ft ceilings on main and upper floors. Single attached garage. Best unit location in this highly sought-after 6 unit townhome complex, being an end unit backing onto the golf/park, with upper balcony and very private lower deck facing the park. Step right off your deck into confederation park for pathway access throughout the NW. Open floor plan main floor with tons of windows bringing in incredible natural light. The living room has a fireplace and double door entry to the deck. A large island accents the massive gourmet kitchen. White cabinets with quartz counters along with stainless steel appliances that include a gas range. On the upper level there are 2 bedrooms, both with ensuite baths and the larger primary has a dual vanity and tile shower. A nice surprise off the primary bedroom is a peaceful private deck. Convenient upper floor laundry as well. The lower entry-level floor has access to the single attached garage and the third bedroom with 3 pc ensuite bath. Access the back deck through the lower bedroom (which would also make an amazing home office space!) or by walkway next to the main entry. Pets welcome with board approval. This home is within walking distance to SAIT, U of C, schools, shopping, golf and Confederation Park amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340582
Bedrooms	3
Bathrooms	4
Year Built	2016
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,620.84 sq. ft.

Main Level Finished Area:	971.71 sq. ft.
Upper Level Finished Area:	649.13 sq. ft.
Condo Fee:	$450.00
Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2016 (Age: 10)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	3
Plan:	1812303
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Capitol Hill
Amenities:	None
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
2nd Floor	Dining Room · 9'7" × 9' ·
2nd Floor	Kitchen · 13'8" × 8' ·
2nd Floor	Living Room · 15'2" × 10'5" ·
3rd Floor	Bedroom - Primary · 15'9" × 11'1" ·
3rd Floor	Bedroom · 10'9" × 8'1" ·
3rd Floor	Laundry · 6'7" × 5'5" ·

Lower Level	Bedroom · 9'9" × 8'5" ·
Lower Level	Entrance · 6'3" × 6'2" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Deck, Rear Porch
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d96
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/202-1616-24-avenue-nw-calgary-a2340582/

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