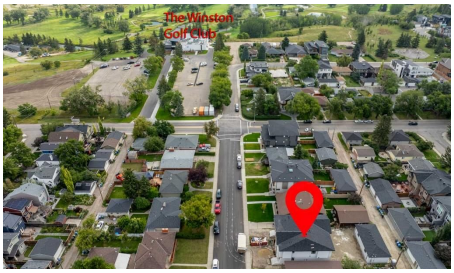
617 24 Avenue NE

Calgary | Active | MLS® A2344139

$1,100,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**2,108 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Welcome to 617 24 Avenue NE, an exceptional home in the heart of Winston Heights offering over 2,100 sq ft above grade, a legal 2-bedroom suite, and the kind of thoughtful finishes that set this property apart. The main floor impresses from the start, with hardwood floors throughout, a gas fireplace, and a chef-inspired kitchen featuring stainless steel appliances, pot filler, walk-in pantry, and a dedicated coffee bar. Whether you're hosting or just settling in after a long day, this space delivers. Upstairs, the primary bedroom offers a luxurious 5-piece ensuite and walk-in closet, while two additional bedrooms and a generous bonus room provide the flexibility every family needs, whether it's a home office, playroom, or guest space; the choice is yours. The fully legal 2-bedroom basement suite is a true standout, complete with in-floor heating, LVP flooring throughout, and a full bathroom: an ideal mortgage helper or long-term rental with strong income potential in this inner-city location. Outside, the double detached garage is roughed-in for gas and 220V, ready for a heater, workshop setup, or EV charging down the road. All of this sits within walking distance of the Winston Golf Club and its newly completed clubhouse, a rare lifestyle amenity steps from your door. Minutes to Bridgeland's shops and restaurants, quick access to Deerfoot Trail and Crowchild, and just 10 to 12 minutes to downtown Calgary. Winston Heights is an established community on the rise, and this home is positioned perfectly within it. A property this complete, this well-located, and this versatile doesn't come along often. Book your showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344139
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side

Total Living Area:	2,108 sq. ft.
Lot Area:	6,329 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1552W
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northeast
Community:	Winston Heights/Mountview
Appliances:	Built-In Oven, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 17'11" × 13'8" ·
Main Floor	Dining Room · 16'2" × 14' ·
Main Floor	Kitchen · 16'2" × 12' ·
Main Floor	Mud Room · 9'9" × 8'4" ·
Main Floor	Pantry · 6'9" × 5'3" ·
2nd Floor	Bedroom - Primary · 14'4" × 14' ·
2nd Floor	Bedroom · 13'10" × 12'2" ·
2nd Floor	Bedroom · 11'6" × 10' ·
2nd Floor	Bonus Room · 10'2" × 8'10" ·
2nd Floor	Walk-In Closet · 9'6" × 7'6" ·
2nd Floor	Laundry · 8' × 6' ·
Basement	Living Room · 14'7" × 13' ·
Basement	Kitchen · 14'2" × 11'1" ·

Basement	Bedroom · 13'1" × 10' ·
Basement	Bedroom · 11'2" × 10' ·
Basement	Walk-In Closet · 7'2" × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Golf, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Quartz Counters
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/617-24-avenue-ne-calgary-a2344139/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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