

# \$576,800 - 14854 24 Street Nw, Calgary

MLS® #A2196396

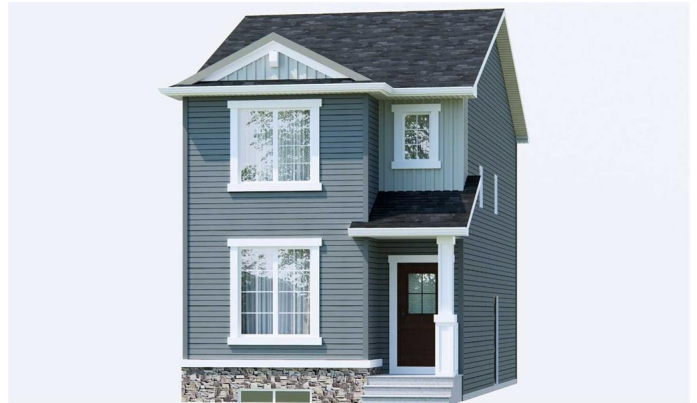
**\$576,800**

3 Bedroom, 2.00 Bathroom, 1,336 sqft

Residential on 0.06 Acres

Ambleton, Calgary, Alberta

Welcome to the Newport Craftsman Style built by Broadview Homes; this stunning floor plan boasts 1,336 SqFt. The front door opens to a beautiful open floor plan with high ceilings and large windows. The open concept kitchen, dining nook and great room make this the perfect home to entertain company. The kitchen is outfitted with a gas range, hood fan, stainless steel appliances, granite countertops and a centre island with space for barstool seating. Upstairs holds 3 bedrooms, 2 full bathrooms and a laundry room. The spacious primary bedroom is paired with a 4pc ensuite bath with a deep tub/shower combo. The basement of this home includes rough-ins ready for a secondary suite subject to approval and permitting by the city/municipality with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen rough-in & laundry room rough-in. Everything you could need is close by, with ample retail, schools, daycares, and grocery as well. With a short drive to Stony Trail, its never been easier to access all of Calgary from your front door. Hurry and book a showing at your brand new Broadview home today!



Built in 2025

## Essential Information

MLS® # A2196396

Price \$576,800

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,336
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	14854 24 Street Nw
Subdivision	Ambleton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2J9

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, On Street, Parking Pad

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 23rd, 2025
Days on Market	74
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Crown
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