

# \$638,900 - 14520 24 Street Nw, Calgary

MLS® #A2222961

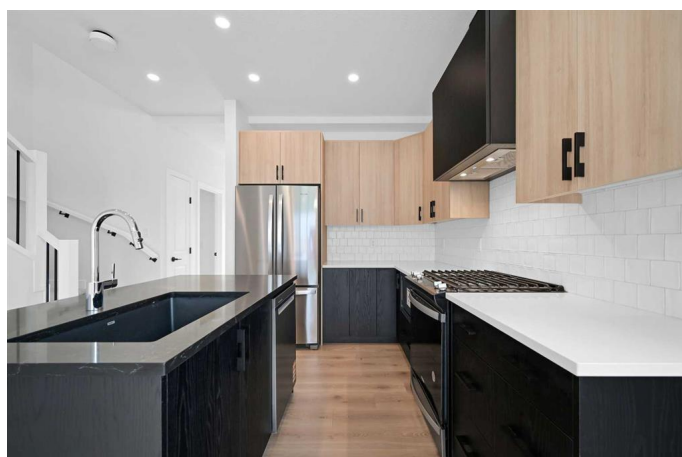
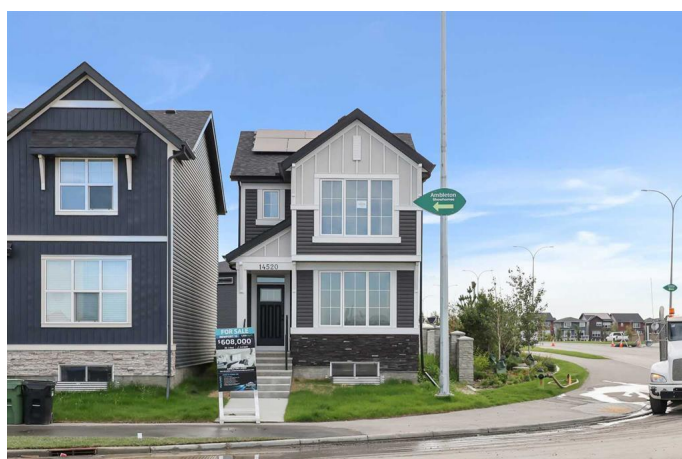
**\$638,900**

4 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.08 Acres

Ambleton, Calgary, Alberta

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers â€” NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTORÂ®. Exquisite & beautiful, you will be impressed by Jayman BUILT's "NEWPORT" model with SIDE ENTRY , CONRER LOT AND MAIN FLOOR FLEXROOM recently built in the up & coming community of Ambleton welcomes you into a thoughtfully planned living space featuring craftsmanship & design. Offering an open floor plan featuring outstanding design for the most discerning buyer! This highly functional floorplan boasts an elevated and stunning GOURMET kitchen with beautiful centre island with Flush Eating Bar & Sleek stainless-steel appliances including a French Door refrigerator with icemaker, Gas slide in range, Panasonic microwave and designer Broan hood fan insert flowing nicely into the adjacent spacious dining room. All creatively overlooking your wonderful Great Room with a bank of amazing windows inviting an abundance of natural daylight in. To complete this level you have a pantry and a main floor FLEXROOM that could be used as a MAIN FLOOR BEDROOM located at the rear of the home with a quaintly designated mud room heading out to your back yard along with a half



bath, great for your main floor guest or family member. Discover the upper level where you will enjoy centralized Bonus Room, full bath, convenient 2nd floor laundry and three sizeable bedrooms with the Primary Suite boasting a sizeable walk-in closet and 3pc ensuite with over sized shower with sliding glass door. The lower level offers 3 pc rough in for future development and awaits your great design ideas - Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, BBQ gas line, professionally designed Oak & Ore Colour Palette, convenient side entrance, raised 9' basement ceiling height, Triple Pane Windows and Smart Home Technology Solutions!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222961    |
| Price          | \$638,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,506       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 14520 24 Street Nw |
| Subdivision | Ambleton           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 2B6            |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Gas Range, Tankless Water Heater                                                                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                                                                             |

### **Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Irregular Lot, Pie Shaped Lot, Corner Lot |
| Roof              | Asphalt Shingle                           |
| Construction      | Stone, Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 91             |
| Zoning         | R-G            |
| HOA Fees       | 250            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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