

# \$449,000 - 2002 24 Avenue, Didsbury

MLS® #A2236630

**\$449,000**

4 Bedroom, 4.00 Bathroom, 1,607 sqft  
Residential on 0.08 Acres

NONE, Didsbury, Alberta

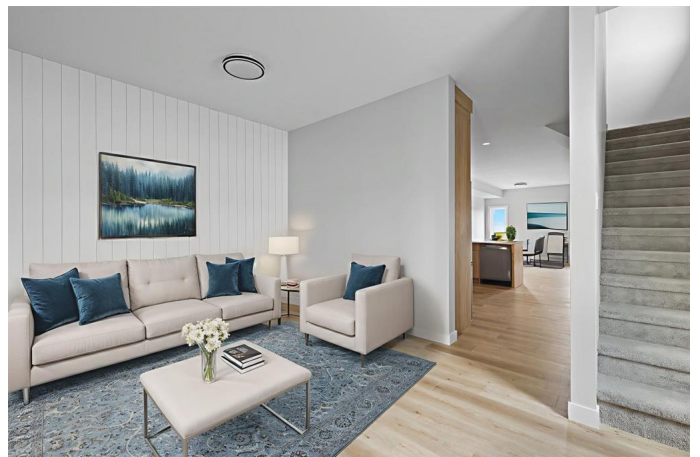
Welcome to this well-designed half duplex located in a prime location in Didsbury, Alberta â€” just steps from downtown and within walking distance to schools, parks, and shopping. This home offers incredible value with a full legal basement suite and separate side entrance, making it ideal for multi-generational living or as a mortgage helper.

The main floor features durable vinyl plank flooring throughout, a spacious living room just off the front entrance with a stylish feature wall, a large kitchen with ample cabinetry, range-style hood fan, and a rear dining area with direct access to the backyard. A convenient 2-piece bathroom completes the main floor layout.

Upstairs, you'll find carpeted flooring, three generously sized bedrooms, and upstairs laundry. The primary bedroom includes a walk-in closet and a private 4-piece ensuite, while a second full 4-piece bathroom serves the additional bedrooms.

The fully developed legal basement suite includes a full kitchen, laundry area, a spacious bedroom, and its own private entrance. With dual furnaces, this home ensures independent comfort for both levels.

Outside, enjoy the convenience of a single attached garage and a full driveway, offering



plenty of parking.

Whether you're an investor, first-time buyer, or someone looking for income potential, this property delivers flexibility, functionality, and location all in one.

Donâ€™t miss out on this incredible opportunity in the growing community of Didsbury.

Built in 2025

**Essential Information**

MLS® #	A2236630
Price	\$449,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,607
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2002 24 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

**Amenities**

Parking Spaces	2
Parking	Driveway, Single Garage Attached

# of Garages	1
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### Interior

Interior Features	Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 5th, 2025
Days on Market	7
Zoning	R-2

### Listing Details

Listing Office	Real Broker
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