

# \$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

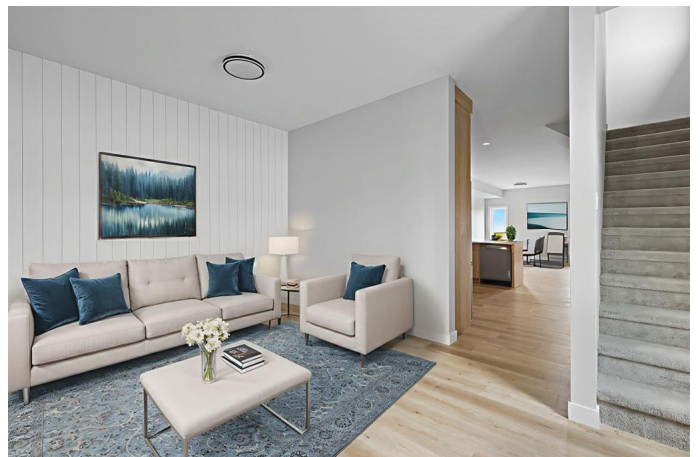
Welcome to this well-designed half duplex located in a prime location in Didsbury, Alberta â€” just steps from downtown and within walking distance to schools, parks, and shopping. This home offers incredible value with a full legal basement suite and separate side entrance, making it ideal for multi-generational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

Don'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

### 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 48  
Zoning R-2

### Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.