CHRISTINA HAGERTY + CO.

720A 24 Avenue SE
Ramsay
$949,500

Inspired by historic Brooklyn warehouses and timeless New York brownstones, this extraordinary Ramsay residence blends architectural drama, contemporary luxury and urban sophistication. Designed by renowned Interior Designer François Berube, this distinctive loft-inspired home offers over 2,100 sq. ft. of developed living space, with over $250,000 in extensive renovations and upgrades.

A striking exterior of Brick and oversized factory-inspired windows establish its striking architectural presence. Inside, soaring 20-foot ceilings and dramatic expanses of glass flood the living space with natural light. An authentic early-1900s windowpane salvaged from a Brooklyn warehouse creates a remarkable architectural divider, while a gas fireplace and custom built-ins add warmth and character.

Beneath 10-foot ceilings, the open main level transitions effortlessly into an inviting dining area and beautifully renovated chef's kitchen featuring premium appliances, gas range, quartz countertops and a striking waterfall-edge island. A stylist powder room completes this level.

Upstairs, engineered hardwood flows through a versatile bonus room overlooking the dramatic living space below. The sophisticated primary retreat evokes the character of a quintessential New York loft with exposed brick, oversized windows and a luxurious renovated ensuite featuring granite countertops, radiant heated floors, deep soaker tub and oversized multi-head shower with full-height tile.

The crowning jewel is the spectacular rooftop terrace, a private urban sanctuary showcasing panoramic downtown skyline views, including the iconic Calgary Tower.

Beautifully finished with porcelain tile decking, a contemporary gas fire table, elegant Restoration Hardware outdoor furnishings and an electric awning, this exceptional outdoor retreat is designed for sophisticated entertaining. From sunset cocktails to intimate evenings beside the fire, experience the magic of Calgary's glittering skyline from your own private rooftop oasis. A third-level den provides an ideal home office or peaceful retreat.

The fully developed lower level features oversized windows, radiant in-floor heating, spacious family/media room, flexible den with second-bedroom potential, renovated four-piece bathroom with full-height hexagon tile and laundry.

Over $250,000 in improvements include a new torch-on membrane roof, Hardie Board siding, furnace, central AC, renovated kitchen and bathrooms, new appliances and radiant in-floor heating throughout the main and lower levels and upper ensuite. A private low-maintenance backyard, deck and double detached garage complete this exceptional home.

Nestled in character-rich Ramsay, enjoy neighbourhood cafés, breweries, restaurants and Scotsman's Hill, with Inglewood, Mission, East Village and the Bow and Elbow River pathways nearby. A rare fusion of New York loft character and sophisticated Calgary urban living.

Goods Included: Central Air Conditioner, Dishwasher, Gas Stove, Hood Fan, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, White storage cabinet and credenza on 2nd level, 1900's window pane at entrance, All Rooftop Patio Furniture: custom benches, flowers/herb garden planter, *RH furniture*, gas fire table and electric awning

Size: 1,454 sq ft
Total Developed Size: 2,138 sq ft
Lot Frontage: 7.62 M / 25`0"
Year Built: 2004
Taxes: $5,113 (2026)

Possession: 15 Days, Negotiable
Parking: Double Detached Garage

