

# \$650,000 - 1, 2406 24a Street Sw, Calgary

MLS® #A2112562

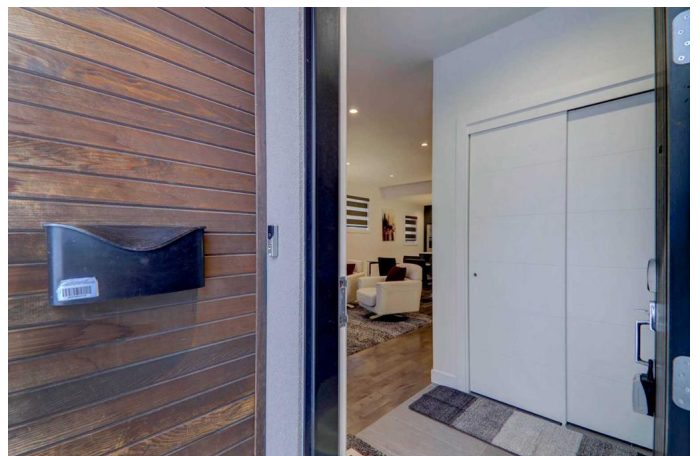
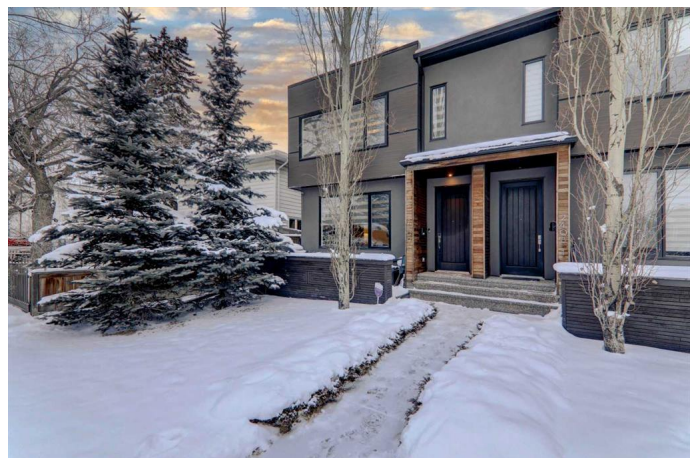
**\$650,000**

3 Bedroom, 4.00 Bathroom, 1,348 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

Welcome to your next home, nestled in the heart of a vibrant community, where convenience and detail have been crafted to your lifestyle. Step into the open-concept main floor, with hardwood floors and 9-foot ceilings. A contemporary gas fireplace serves as the focal point of the living room, providing warmth and elegance and adorned with floor-to-ceiling tile with a television connection. The living room window has automatic blinds controlled by a remote control. There is a Sonos sound system wired into the main floor, complemented by an accompanying amplifier for your enjoyment. The dining room provides a formal space for entertaining. The kitchen has a spacious island with a breakfast bar, quartz countertops and cabinetry to the ceiling, glass tile backsplash, and all the drawers and doors in the kitchen are soft-close. Stainless steel appliances, including a gas stove, make cooking a joy, while pendant lights and pot lights provide task lighting. A pantry ensures ample storage, while a main floor powder room adds convenience for guests. The second level features the primary bedroom with plenty of space for large furniture. The walk-in closet comes complete with organizers. Indulge in the luxurious 4-piece ensuite bath, boasting heated ceramic tile floors, dual sinks, Kohler fixtures, and a rejuvenating steam shower with bench and body jets. A skylight bathes the space in natural light. The second bedroom also has a closet with organizers and a 4-piece ensuite bath including soaker tub. The laundry



is also found on this second level and there is a large skylight flooding the hall with sunlight. The basement level hosts a spacious family room. There is the third bedroom with another closet with organizers and a 3-piece ensuite bath offering comfort and privacy for guests or family members. There is a storage area under basement stairs and included shelving. There is secure parking for your vehicle with a titled garage space. Embrace the conveniences of the community, with proximity to 17th Avenue SW, Bow Trail, and Crowchild Trail, and a quick commute to the downtown core. Close to schools, walking paths, and amenities, whether you are a move-up buyer, first-time homeowner, or those seeking to downsize without compromising on space, this property will exceed your expectations.

Built in 2013

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2112562      |
| Price          | \$650,000     |
| Sold Price     | \$650,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,348         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1, 2406 24a Street Sw |
| Subdivision | Richmond              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3E 1W1 |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | None                                                                          |
| Parking Spaces | 1                                                                             |
| Parking        | Alley Access, Garage Door Opener, See Remarks, Single Garage Detached, Titled |

### Interior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                                  |
| Heating           | Forced Air                                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                  |
| Fireplaces        | Gas, Living Room, Other                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                                                                     |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Private Entrance             |
| Lot Description   | Front Yard, Lawn                      |
| Roof              | Asphalt Shingle                       |
| Construction      | Composite Siding, Stucco, Wood Siding |
| Foundation        | Poured Concrete                       |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | March 7th, 2024 |
| Date Sold   | March 7th, 2024 |
| Zoning      | M-CG d72        |
| HOA Fees    | 0.00            |

### Listing Details

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