

\$438,800 - 23, 12625 24 Street Sw, Calgary

MLS® #A2116008

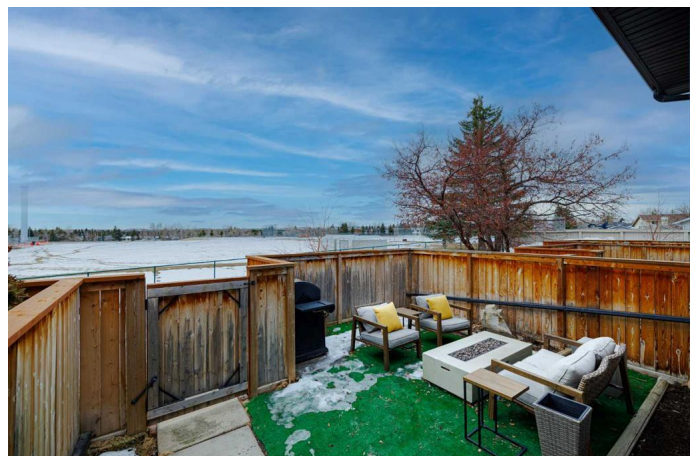
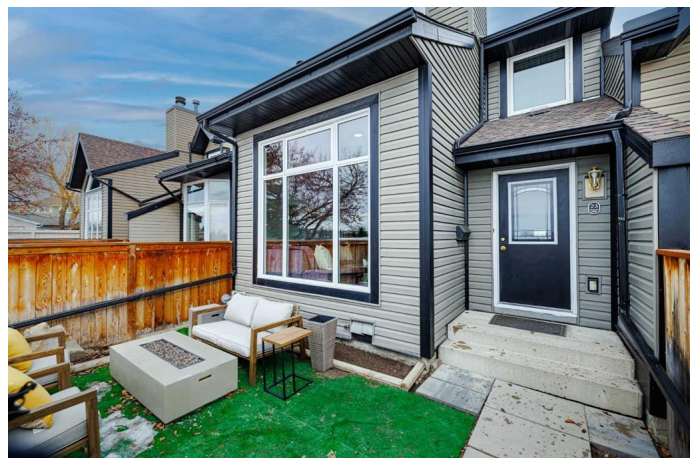
\$438,800

2 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.00 Acres

Woodbine, Calgary, Alberta

Please look at the photos and the drone video! A stunning immaculate renovated townhouse with 2 bedrooms, 2.5 bathrooms and double attached garage! This bright and sunny south facing 1336 sq. ft. townhome is in sought after Tiffany Lane just minutes to Fish Creek Park! New laminate plank flooring, New Kitchen, New Bathrooms, Painted Throughout, Upgraded lighting and more! A well-designed floor plan with welcoming foyer and fabulous living room with vaulted ceilings, large south windows looking out to the park and floor to ceiling W/B fireplace. Beautifully, renovated kitchen with full height cabinets, deep drawers, quartz counters, Peninsula Island, upgraded stainless steel appliances and custom recessed lighting! Adjacent dining area offers room for a large table. Renovated two-piece bath and passage to the attached garage complete this level. A wonderful upper level with 2 bedrooms, 2 bathrooms and loft! Large bright primary bedroom with two windows, generous closet featuring modern sliding barn doors and renovated three-piece bathroom with double walk-in shower. Spacious second bedroom with south window and adjacent renovated four-piece bathroom. Wonderful bright loft area with open railings overlooking the main floor, the perfect space for a home office, library or Den. Fully developed lower level features a large family/media room with wet bar, making this the perfect place to entertain. Convenient laundry room includes the full-size washer, dryer, deep laundry tub



and cabinet with counter space. Hobby area with work bench and peg board and lots of open shelving for storage.

The double attached garage is accessed from the back laneway and features a new steel door and garage opener. This townhome also features new windows in 2014 and built-in vac. system. This very well-maintained complex features new fence in 2020, new asphalt roof in 2011 and new vinyl siding in 2009. This location is outstanding, only steps to the BRT with direct D.T. access, only minutes to Fish Creek Park and Highways 201 and 22X for mountain getaways! Lots of walkable shopping in the community plus nearby Buffalo Run Shops and Southcentre Mall. This move-in ready home is the perfect place to call home!

Built in 1980

Essential Information

MLS® #	A2116008
Price	\$438,800
Sold Price	\$501,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,336
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	23, 12625 24 Street Sw
Subdivision	Woodbine
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W4B1

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 8th, 2024
Days on Market	4
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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