

\$780,000 - 2306 24 Avenue Sw, Calgary

MLS® #A2157169

\$780,000

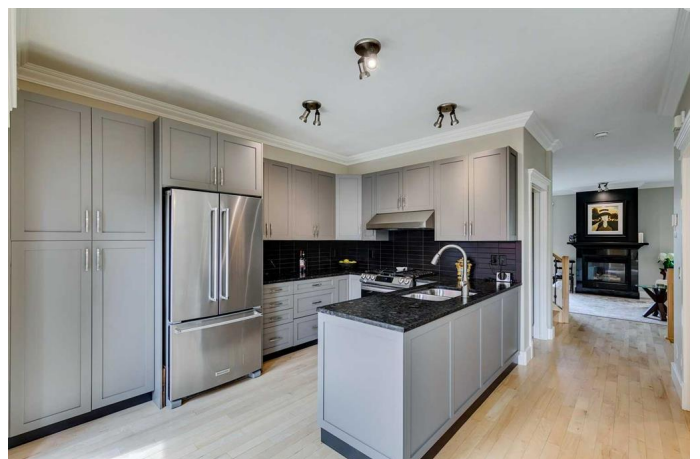
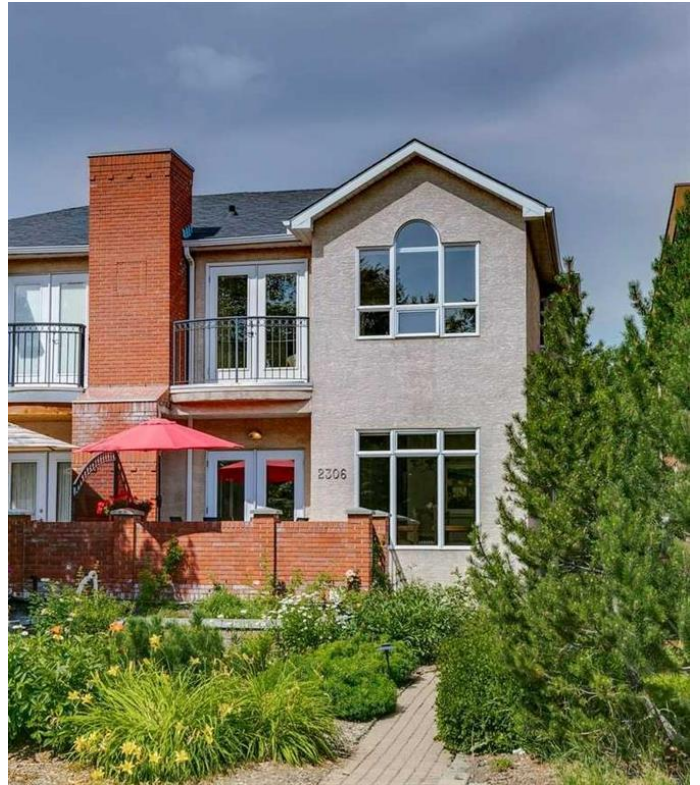
3 Bedroom, 4.00 Bathroom, 1,552 sqft
Residential on 0.06 Acres

Richmond, Calgary, Alberta

Welcome to 2306 24 Ave. S.W. in the Inner City community of Richmond. Situated in the little pocket between Richmond Road and Crowchild Trail, the location of this property is spectacular. Two doors from a park with play structures for the kids, 5 minutes from downtown, easy access to 17th Ave. and Crowchild Trail— not many areas can beat that. The home itself is lovely.

Starting with the outside, it has been landscaped for low-maintenance living, and features a front private patio that is just off the kitchen/dining area, as well as a treed private back yard with no grass to cut! Inside, The living room is at the back of the house featuring a beautiful fireplace. The kitchen, which was recently redone is at the front, with tons of windows for letting in all of that morning light. Upstairs, youâ€™™ll find two primary suites. The main bedroom has its own balcony, lots of windows, and plenty of room for an extra sitting area. The ensuite in this room has just recently gone through a top-to-bottom renovation, and the craftsmanship is awesome. The basement is fully developed with a large bedroom, storage area, living room, and 4th bathroom. A double detached garage completes the package. For more details, and to see our 360 Virtual Tour, click the links below.

Built in 2001



Essential Information

MLS® #	A2157169
Price	\$780,000
Sold Price	\$750,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,552
Acres	0.06
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2306 24 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0Y4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	French Door, Granite Counters, No Smoking Home, Pantry, Soaking Tub
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 19th, 2024
Days on Market	35
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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