

# \$569,900 - 1, 1932 24a Street Sw, Calgary

MLS® #A2163860

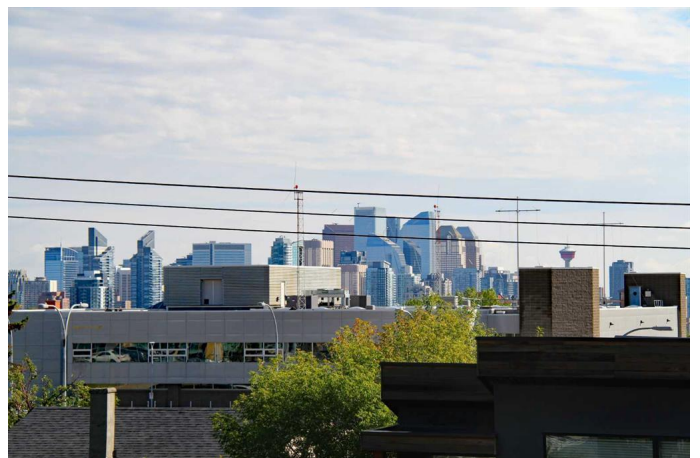
**\$569,900**

2 Bedroom, 2.00 Bathroom, 1,305 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

Not-to-miss opportunity for your new home here in this beautifully appointed two storey in the popular inner city community of Richmond, on this quiet street within walking distance to bus stops, trendy neighbourhood hot spots & the Killarney Aquatic & Rec Centre. First-time on the market in over a decade, this upper-level stacked townhome in this 4-unit complex enjoys wonderful upgraded laminate floors, 2 bedrooms + den, 3 fantastic decks & sweeping views of the downtown skyline. Available for quick possession, the main level of this bright & airy condo boasts an expansive West-facing living room with fireplace & vaulted two storey ceilings, open concept dining area with private balcony & sleek kitchen with granite countertops & stainless steel appliances including Miele dishwasher. Soaring vaulted ceilings in the upper level owners'™ suite which has a great-sized walk-in closet & ensuite with jetted tub, separate shower & granite-topped vanity; & you'll absolutely love the private balcony with its sweeping views of the surrounding neighbourhood & downtown. A 2nd bedroom & full bathroom with granite counters are on the main floor, along with a dedicated home office & laundry/utility room with stacking Blomberg washer & dryer, plus access onto another huge deck which is perfect for outdoor entertaining or just relaxing in the fresh open air. Additional extras include interior sprinkler system, plantation shutters in the living room & single parking stall in the detached common



garage. Top-notch location in this highly-desirable inner city community, with easy access to 17th Avenue & Bow Trail to take you to Westbrook Mall & LRT, Shaganappi Point golf course, Marda Loop, Mount Royal University & downtown.

Built in 1999

### **Essential Information**

MLS® #	A2163860
Price	\$569,900
Sold Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,305
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### **Community Information**

Address	1, 1932 24a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1V3

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Alley Access, Common, Enclosed, Garage Faces Rear, Stall

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Storage,
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	Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 12th, 2024
Date Sold	October 5th, 2024
Days on Market	23
Zoning	M-C1
HOA Fees	0.00

## Listing Details

Listing Office	Royal LePage Benchmark
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