



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2306 24 Avenue, Calgary T2T 0Y4**

MLS®#: **A2157169**

Area: **Richmond**

Listing Date: **08/15/24**

List Price: **\$780,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 22-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2001**

Lot Information  
Lot Sz Ar: **2,755 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting**  
Park Feat: **Alley Access,Double Garage Detached**

DOM

**34**

Layout

Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Stucco**  
Flooring: **Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer**  
Int Feat: **French Door,Granite Counters,No Smoking Home,Pantry,Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7' 0" x 4' 11"	Dining Room	Main	11' 4" x 15' 9"
Kitchen	Main	8' 9" x 12' 9"	Living Room	Main	20' 1" x 13' 3"
3pc Ensuite bath	Upper	7' 6" x 8' 3"	4pc Ensuite bath	Upper	9' 1" x 11' 0"
Bedroom	Upper	12' 3" x 13' 1"	Bedroom - Primary	Upper	17' 8" x 16' 1"
3pc Bathroom	Basement	6' 7" x 8' 3"	Bedroom	Basement	19' 4" x 15' 5"
Game Room	Basement	19' 4" x 12' 6"	Furnace/Utility Room	Basement	12' 9" x 10' 0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **0013015**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **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, you'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.**

Inclusions:  
 Property Listed By: **N/A  
 eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









