



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2431 24A Street, Calgary T3E 1V9**

MLS®#: **A2158173**

Area: **Richmond**

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

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2003**

Lot Information

Lot Sz Ar:

**3,121 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Paved  
Double Garage Detached**

Finished Floor Area

Abv Sqft:

**1,995**

Low Sqft:

Ttl Sqft:

**1,995**

DOM

**34**

Layout

Beds:

**4 (3 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:

**Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,ENERGY STAR Qualified Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat:

**Bar,Breakfast Bar,Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>7`7" x 6`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`4" x 13`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`1" x 13`3"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`0" x 5`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`10" x 14`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`1" x 12`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`6" x 4`7"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`10" x 6`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`8" x 9`10"</b>

Bedroom  
Laundry  
Game Room  
4pc Bathroom  
Storage

Upper  
Upper  
Basement  
Basement  
Basement

11'3" x 9'9"  
5'6" x 5'6"  
26'5" x 12'2"  
8'8" x 4'11"  
6'2" x 3'10"

Bonus Room  
4pc Bathroom  
Bedroom  
Furnace/Utility Room

Upper  
Upper  
Basement  
Basement

8'11" x 5'10"  
8'8" x 4'11"  
18'9" x 11'5"  
9'7" x 6'11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**56610**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**This is one of the best priced semi detached homes in Killarney/Richmond! It truly has it all, and is move in ready with new PAINT, FLOORING, LIGHTING, ROOF, and AIR CONDITIONING!!! From an amazing location, in a quiet, hidden spot, yet close to downtown, Marda Loop, parks, schools and more, to it's beautiful curb appeal and quiet street. Walk in and you will immediately notice the airy openness. This is a fantastic space for entertaining, with engineered maple hardwood flooring, triple sided gas fireplace shared between the living and dining rooms. Small desk space, 2 piece bath and then you reach the gourmet kitchen with granite island/breakfast bar, maple cabinetry and high end smart appliances including a wine fridge! Upstairs you will find 3 large bedrooms including the primary with 5 piece ensuite and walk-in closet. 2 more bedrooms plus a 4 piece family bath. The laundry room (with a sink!) is also conveniently located on this level. The finished basement has commercial grade laminate flooring over in-floor heating which is wonderful for winter months, also contains a 4th bedroom, another full bath plus a huge Rec.Room and plenty of storage! The backyard is oversized with a beautiful patio, and a gas line for your BBQ. This home also has Central Air and a double detached garage that actually fits two cars!! Some recent upgrades include two new hot water tanks in 2023, brand new roof in 2024 with a 15 year warranty, new carpet and paint! Come check this one out today!**

Inclusions:  
Property Listed By:

**Trampoline, metal dog fence are negotiable  
Real Broker**

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









