



THE
A-TEAM

**RE/MAX
FIRST**

2426 24A Street #2, Calgary T3E 1W1

MLS®#: **A2161919**

Area: **Richmond**

Listing Date: **09/03/24**

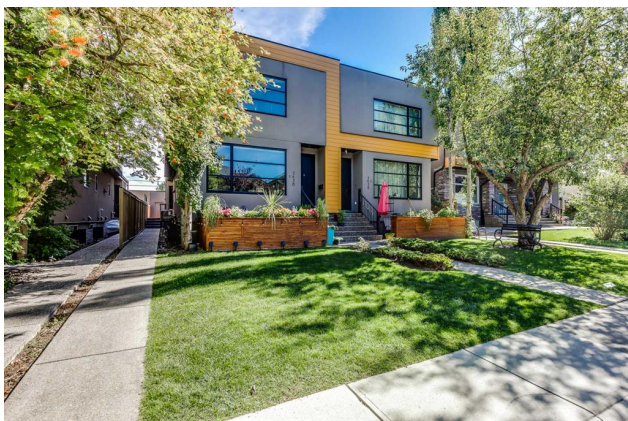
List Price: **\$595,000**

Status: **Active**

County: **Calgary**

Change: **-\$34k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,151**
Low Sqft:
Ttl Sqft: **1,151**

DOM

15
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Landscaped,Level**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Stucco,Wood Frame**
Flooring: **Carpet,Tile,Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave Hood Fan,Oven,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`0"
Kitchen	Main	10`8" x 9`3"
4pc Ensuite bath	Upper	5`0" x 8`7"
Bedroom	Upper	10`6" x 10`3"
Bedroom - Primary	Upper	12`6" x 17`9"
Bedroom	Basement	7`11" x 9`11"
Furnace/Utility Room	Basement	5`5" x 14`11"

Room	Level	Dimensions
Dining Room	Main	17`9" x 11`9"
Living Room	Main	13`0" x 11`1"
4pc Ensuite bath	Upper	5`0" x 11`4"
Walk-In Closet	Upper	8`4" x 6`5"
3pc Bathroom	Basement	4`8" x 8`2"
Game Room	Basement	18`5" x 14`6"

Condo Fee:
\$485

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d72

Legal Desc: **1212542**

Remarks

Pub Rmks: **Nestled on a charming street in the sought-after Richmond community, this stunning 3-bedroom, 3.5-bathroom townhouse offers over 1,600 sqft of beautifully developed living space. Ideal for families or professionals, this home combines modern convenience with comfort and style. As you enter, you're welcomed by a bright spacious open concept main floor boasting high ceilings, lots of natural light and a cosy fireplace, creating a warm and inviting atmosphere. The living room seamlessly flows into an outdoor space, perfect for outdoor entertaining or relaxation. The well-appointed kitchen features a gas stove top, quartz counters, and a functional layout that makes cooking a pleasure. Upstairs, the primary suite is complete with a spacious bedroom, a generous walk-in closet, and an elegant ensuite bathroom featuring dual sinks and walk-in shower. A second bedroom with its own ensuite and a convenient upper-level laundry room rounds off the upper level. The fully developed basement extends your living space, offering a versatile rec room, a third bedroom, and an additional full bathroom. The home is also wired for sound with built-in speakers, enhancing your entertainment experience. Central air conditioning ensures comfortable living during the warm summer months. A detached garage provides secure parking and additional storage space. Situated close to parks, schools, highstreets and downtown, this townhome offers a perfect blend of tranquillity, lifestyle and urban convenience. Don't miss the opportunity to make this exceptional property your new home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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







