



THE
A-TEAM

**RE/MAX
FIRST**

1932 24A Street #1, Calgary T3E 1V3

MLS®#: **A2163860**

Area: **Richmond**

Listing Date: **09/12/24**

List Price: **\$569,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area
Abv Sqft: **1,305**
Low Sqft:
Ttl Sqft: **1,305**

DOM

7
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Views**
Park Feat: **Alley Access,Common,Enclosed,Garage Faces Rear,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Jetted Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Upper	
Living Room	Main	15`3" x 14`1"	Dining Room	Main	14`7" x 11`4"
Kitchen	Main	9`10" x 8`5"	Den	Main	9`9" x 8`3"
Laundry	Main		Bedroom - Primary	Upper	13`7" x 12`7"
Bedroom	Main	10`8" x 10`1"			

Legal/Tax/Financial

Condo Fee:
\$325

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0010679**

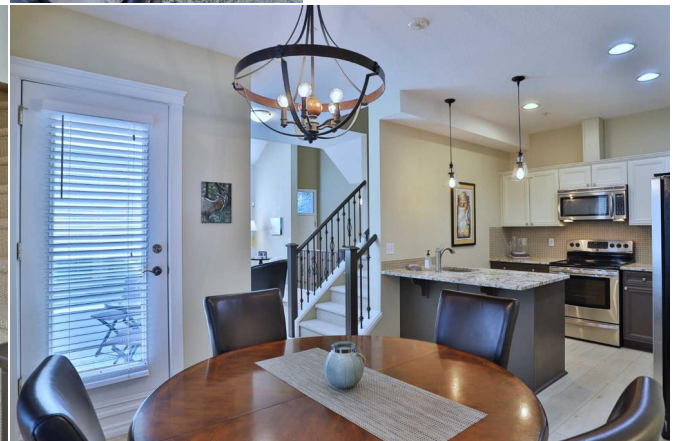
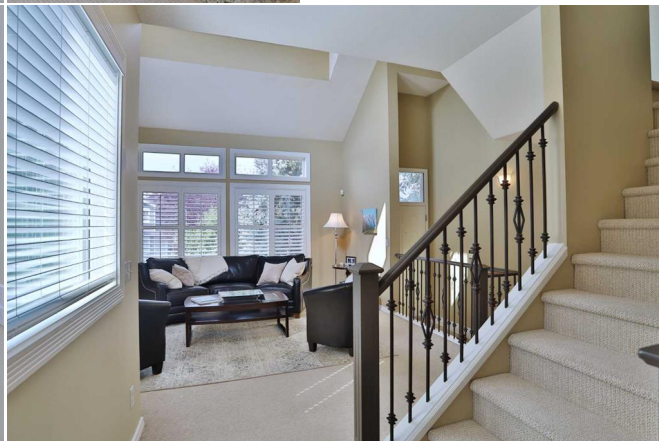
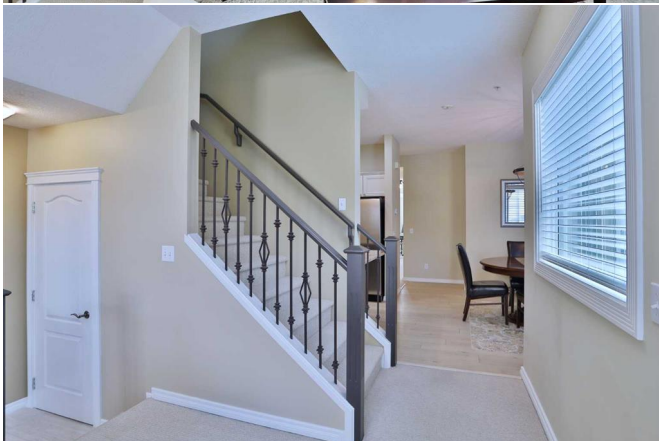
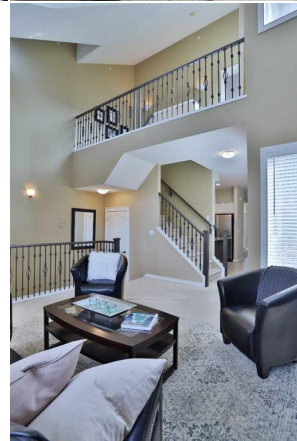
Remarks

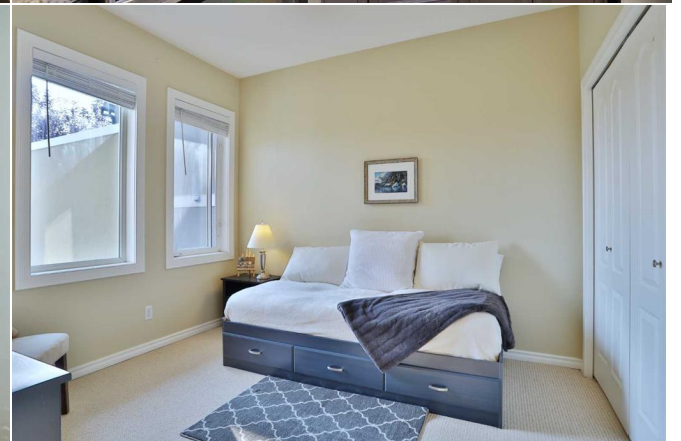
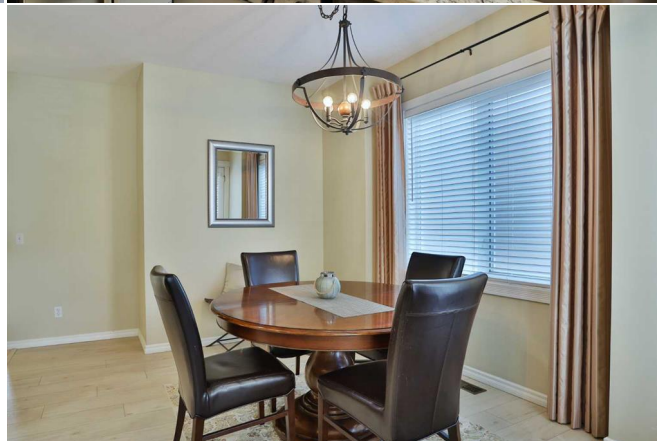
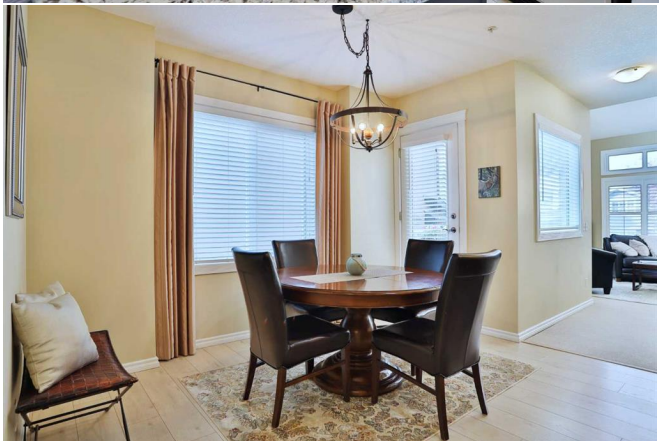
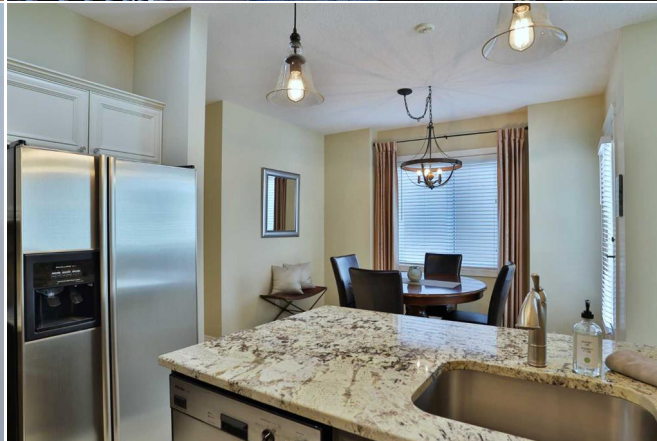
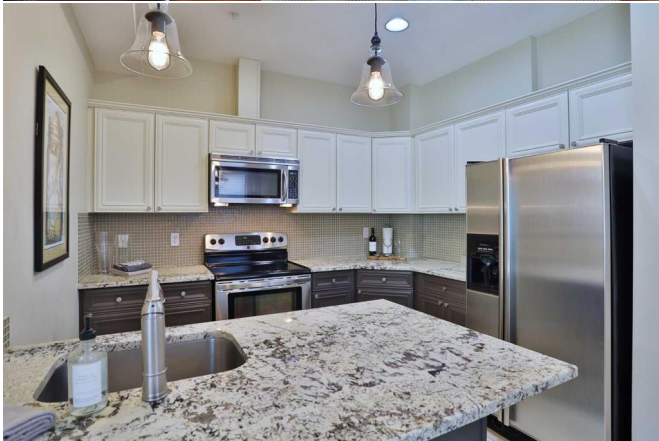
Pub Rmks: **Not-to-miss opportunity for your new home here in this beautifully appointed two storey in the popular inner city community of Richmond, on this quiet street within walking distance to bus stops, trendy neighbourhood hot spots & the Killarney Aquatic & Rec Centre. First-time on the market 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.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

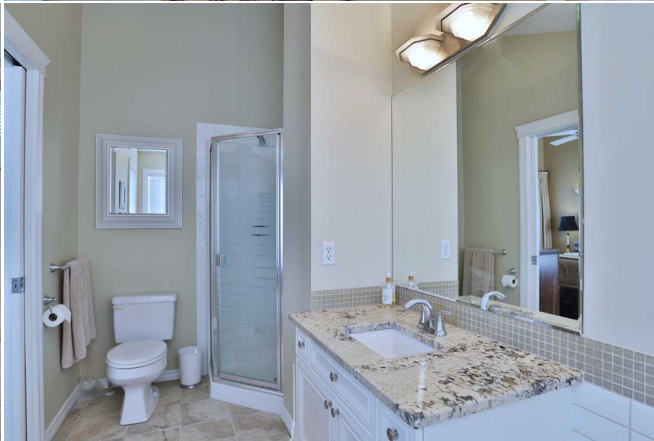
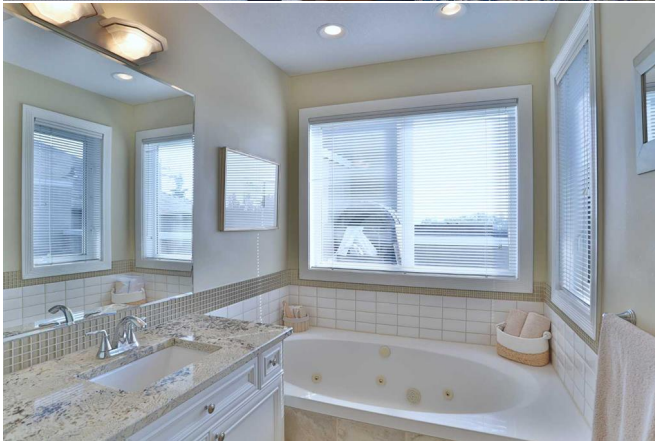
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













1-1932 24a St SW, Calgary, AB

Main Building: Total Interior Area Above Grade 1305.92 sq ft



When figures are excluded from take-off area in CODE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 20240510

BIGUIDE