



THE
A-TEAM

**RE/MAX
FIRST**

1940 24A Street #3, Calgary T3E 1V3

MLS®#: **A2165086**

Area: **Richmond**

Listing Date: **09/13/24**

List Price: **\$559,000**

Status: **Active**

County: **Calgary**

Change: **-\$31k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **1,518**

Low Sqft:

Ttl Sqft: **1,518**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

6

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat: **Corner Lot, Landscaped**
Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 10`6"	Kitchen	Main	12`7" x 12`0"
Dining Room	Main	20`0" x 14`4"	Foyer	Main	7`6" x 5`7"
Storage	Main	6`7" x 3`2"	2pc Bathroom	Main	4`11" x 4`1"
Bedroom - Primary	Second	14`5" x 12`3"	Walk-In Closet	Second	7`4" x 6`6"
5pc Ensuite bath	Second	14`4" x 7`4"	Bedroom	Second	13`3" x 12`3"
4pc Ensuite bath	Second	9`4" x 4`11"	Laundry	Second	7`4" x 6`5"

Legal/Tax/Financial

Condo Fee:
\$543

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0715407**

Remarks

Pub Rmks: **Welcome to this charming townhouse in the sought-after Richmond community, just a block away from the vibrant and bustling Marda Loop! Step inside to discover an inviting main floor with elegant hardwood flooring. The spacious living area is anchored by a gas fireplace, complete with a mantle and built-in shelving, creating a cozy focal point for gatherings. The newly painted walls and natural light enhance the home's warm and welcoming ambiance. The kitchen features granite countertops and an impressive array of cabinetry, providing ample storage. Additionally, in-unit storage rooms offer convenient and practical space for all your needs. From the main floor, step out onto a private deck surrounded by lush trees. Upstairs, you'll find two generously sized bedrooms, each with ITS OWN ENSUITE BATHROOM! The primary bedroom is complete with its own deck shaded by trees offering a tranquil retreat for relaxation. Don't miss the opportunity to call this exquisite property your new home!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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











