



THE
A-TEAM

**RE/MAX
FIRST**

1934 24A Street #2, Calgary T3E 1V3

MLS® #: **A2165368**

Area: **Richmond**

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

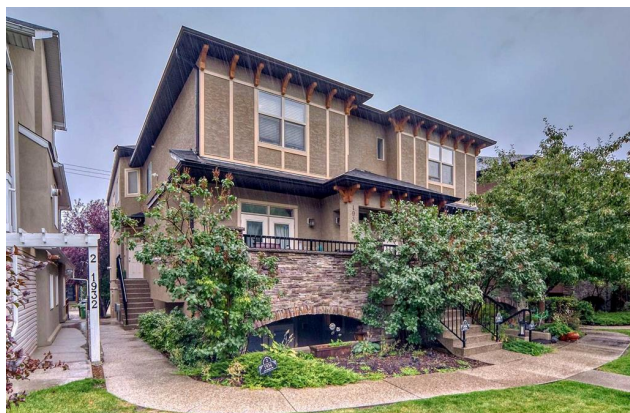
List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area
Abv Sqft: **1,505**
Low Sqft:
Ttl Sqft: **1,505**

DOM

7
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Low Maintenance Landscape,Landscaped,Underground Sprinklers**
Park Feat: **Alley Access,Garage Door Opener,Heated Garage,Quad or More Detached,Unassigned**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Concrete,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Granite Counters,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`6" x 10`7"	Dining Room	Main	14`10" x 11`0"
Living Room	Main	19`10" x 14`11"	Bedroom - Primary	Second	16`0" x 12`5"
Bedroom	Second	13`2" x 11`9"	5pc Ensuite bath	Second	
4pc Ensuite bath	Second		2pc Bathroom	Second	
Storage	Main	4`1" x 4`1"	Laundry	Second	7`9" x 6`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$518

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 0811271

Remarks

Pub Rmks: **A large/beautiful/bright two-bedroom unit with 9ft ceilings . Fabulous open concept floorplan with a spacious living room /gas fireplace, built-in bookshelves opening to a large private deck. Great-sized dining area & a spacious kitchen with lots of cabinets / granite counter tops / stainless steel appliances. A 2 pce bathroom and storage room completes the main floor. The bedrooms are an excellent size. The primary master bedroom has a walk in closet / 5 pce ensuite,which boasts tons of counter space and a tiled shower/large soaker tub and enjoy the private balcony. The second bedroom also features a ensuite bathroom.Convenient in-suite laundry located on the upper floor.This is unbelievable value in the highly sought after inner-city community of Richmond. One parking stall in the heated garage also a storage locker. The townhome is located with quick and easy access to schools / shopping / transit and downtown. Ideal for an active lifestyle, you can walk/bike to the Bow River, Shaganappi Golf Course, Killarney Pool, LRT Station, and so much more.**

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Mountain View)

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

