

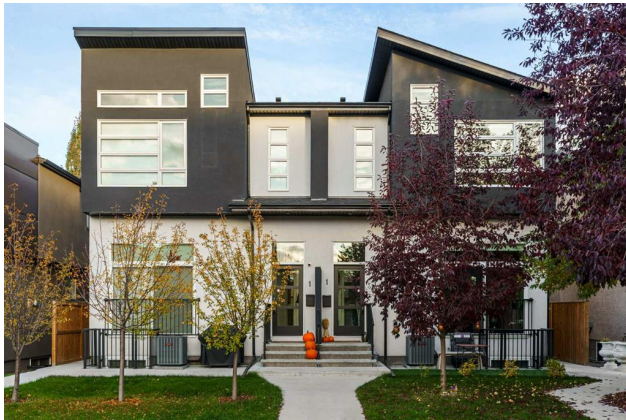


THE
A-TEAM

**RE/MAX
FIRST**

2412 24A Street #2, Calgary T3E 1V9

MLS®#: **A2174322** Area: **Richmond** Listing Date: **10/21/24** List Price: **\$700,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,390**
 Low Sqft:
 Ttl Sqft: **1,390**

DOM
8
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,Rectangular Lot**
 Park Feat: **Garage Door Opener,Garage Faces Rear,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`9" x 20`9"
Kitchen	Main	15`1" x 9`2"
Bedroom - Primary	Second	13`5" x 11`11"
5pc Ensuite bath	Second	12`6" x 8`0"
Laundry	Second	8`0" x 5`10"
Bedroom	Basement	13`10" x 10`11"

Room	Level	Dimensions
Dining Room	Main	13`7" x 10`5"
2pc Bathroom	Main	5`9" x 4`11"
Bedroom	Second	14`10" x 11`0"
4pc Ensuite bath	Second	8`7" x 4`11"
Walk-In Closet	Second	11`8" x 6`4"
Game Room	Basement	22`0" x 10`8"

**4pc Bathroom
Furnace/Utility Room**

**Basement
Basement**

**7`6" x 4`10"
9`4" x 8`3"**

**Other
Walk-In Closet**
Legal/Tax/Financial

**Basement
Basement**

**5`2" x 4`11"
10`11" x 4`11"**

Condo Fee:
\$300

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **2110272**

Remarks

Pub Rmks: **Welcome to this beautiful townhouse in the highly desirable community of Richmond, let come to experience the living in a perfectly blend of Luxuries, top qualities and the conveniences of Inner city. The meticulous designs and premium built qualities are evident throughout the house with numerous professional finished selections, built-ins and thoughtful upgrades. This lovely townhouse has been impeccably maintained and in practically NEW condition. The main floor opens up with HIGH ceiling throughout and brighten up with natural light from BIG windows. The foyer adjoining the cozy living room with slimline marble front GAS Fireplace and beautiful Wide plank engineered hard wood, transitioning to the family dinning room with large window and the DREAM chef's Kitchen with gigantic Quartz countertop Island, all premium Stainless Steel Appliances with beautiful white ceramic backflash and premium wood cabinets stretching from floor to ceiling. A 2-piece bathroom completes the main floor. The meticulously inspired designs translate into the upper Primary bedroom with a 5-piece ensuite with HEATED floor, double vanities, free standing tub and shower room with rainfall showerhead. A spacious, bright second bedroom with a 4-piece ensuite and the laundry room complete the upper level. The finished basement with HIGH ceiling comprise a Huge rec-room with a Wet Bar, a large bedroom, a full 4-piece Bathroom, the Storage and Utility room. The back yard offers a concrete Patio with BBQ gas line , a small Garden/Flower bed and a shared double detached garage opening into the Paved back lane.**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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







