



THE
A-TEAM

**RE/MAX
FIRST**

2322 24 Avenue, Calgary T2T 0Y4

MLS® #: **A2176555**

Area: **Richmond**

Listing Date: **11/01/24**

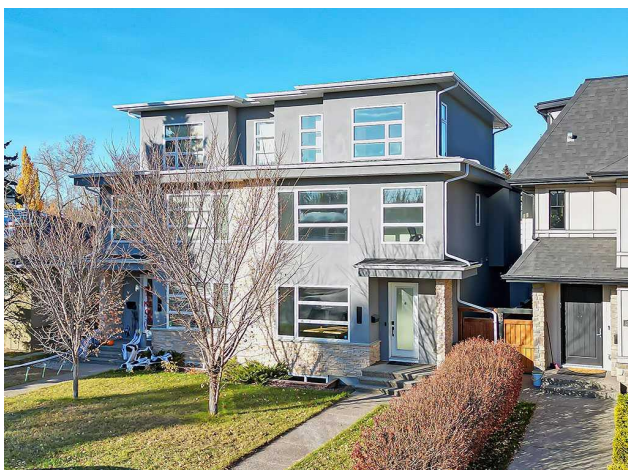
List Price: **\$1,129,000**

Status: **Active**

County: **Calgary**

Change: **-\$46k, 18-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,271

Year Built:

2017

Low Sqft:

Ttl Sqft:

2,271

Lot Information

Lot Sz Ar:

2,755 sqft

Lot Shape:

DOM

50

Layout

Beds:

5 (4 1)

Baths:

3.5 (3 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Low Maintenance Landscape,Level,Rectangular Lot

220 Volt Wiring,Alley Access,Double Garage Detached,In Garage Electric Vehicle Charging Station(s)

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Stone Counters,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Living Room

Main

13`6" x 13`6"

Kitchen

Main

16`2" x 8`6"

Dining Room

Main

12`4" x 9`5"

2pc Bathroom

Main

Bonus Room

Second

19`10" x 10`11"

Laundry

Second

9`5" x 5`11"

Bedroom - Primary

Second

12`4" x 12`0"

5pc Ensuite bath

Second

Bedroom
Bedroom
Bedroom
3pc Bathroom

Third
Third
Basement
Basement

9`11" x 8`10"
11`3" x 9`5"
12`11" x 9`11"

Bedroom
4pc Bathroom
Game Room

Third
Third
Basement

10`0" x 8`9"
20`4" x 15`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG
1712297

Remarks

Pub Rmks:

Prime location and luxurious finishes define this exceptional semi-detached home. Four bedrooms up with one in the basement. Perfectly situated near Marda Loop and Sunken Garden Park with quick access to Downtown, Crowchild Trail and 17th Avenue. This contemporary residence offers high-end living with every modern convenience, completed in 2018 and meticulously maintained. With 2,271 sq. ft. above grade and an additional 567 sq. ft. of finished basement space, this home's spacious design features beautiful hardwood flooring and quartz countertops throughout. The main floor welcomes you with an open dining area and an impressive kitchen, equipped with Bosch stainless steel built-in appliances, double wall ovens, a gas cooktop, and a generous island with seating. The adjoining living room, featuring a gas fireplace surrounded by floor-to-ceiling detailing and built-in bookcases, is ideal for relaxing or entertaining. At the rear, a mudroom with built-in lockers, a bench, and a powder room provides practical storage and access to the yard and garage. On the second level, the luxurious primary suite serves as a true retreat, complete with in-floor heating, a steam shower, double vanities, and separate walk-in closets with custom wardrobes—one offering direct access to the beautifully designed laundry room. Here, a sink, extra cabinetry, a hanging bar, and ample quartz counter space add functionality and elegance. An expansive front bonus room is awash with natural light, making it an ideal space for a family room, office, or play area. Completing the upper floor are three additional bedrooms, a 4-piece bathroom, and a large linen closet. The fully finished basement adds a generous recreation area with oversized windows, in-floor heating, a wet bar featuring a beverage center and wine storage, and ample cabinet space. A full 3-piece bathroom, a large fifth bedroom (or gym) with a walk-in closet, and additional storage in the mechanical room, which houses the zoned furnace, smart thermostat, and on-demand hot water, complete this floor. Outside, a private backyard with a spacious aggregate concrete patio, artificial turf and BBQ gas line sets the stage for outdoor gatherings. The double detached garage is heated and includes a 240V electric car charging station. Finished to a high standard, this home combines luxury, functionality, and an unbeatable location, making it one of the most desirable semi-detached properties in the city.

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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



