



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2322 24 Avenue, Calgary T2T 0Y4**

MLS® #: **A2176555**

Area: **Richmond**

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

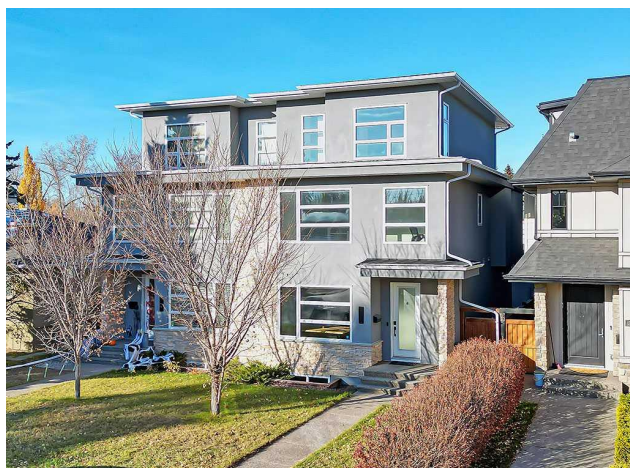
List Price: **\$1,129,000**

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

**19**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 13`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`2" x 8`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 9`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bonus Room</b>	<b>Second</b>	<b>19`10" x 10`11"</b>	<b>Laundry</b>	<b>Second</b>	<b>9`5" x 5`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`4" x 12`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	

**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:

**1712297**

Zoning:  
**R-CG**

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**





