



THE
A-TEAM

**RE/MAX
FIRST**

2334 24 Avenue, Calgary T2T 0Y4

MLS®#: **A2180940**

Area: **Richmond**

Listing Date: **11/25/24**

List Price: **\$1,189,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 08-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2019**

Lot Information
Lot Sz Ar: **2,755 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Street Lighting,Private**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated,Off Street**

DOM

26

Layout

Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **3 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Flat,Rubber**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Gas Grill,Lighting,Private Yard**

Construction: **Metal Siding ,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`1"	Dining Room	Main	13`5" x 7`7"
Kitchen	Main	13`11" x 16`8"	Living Room	Main	20`0" x 12`5"
3pc Ensuite bath	Second	6`5" x 12`0"	4pc Bathroom	Second	9`6" x 4`11"
Bedroom	Second	9`1" x 12`3"	Bedroom	Second	10`11" x 10`6"
Bedroom	Second	15`1" x 15`1"	Laundry	Second	7`6" x 6`3"
5pc Ensuite bath	Third	13`4" x 17`8"	Bedroom - Primary	Third	20`1" x 13`10"

3pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

5`8" x 8`11"
12`10" x 10`11"
18`11" x 12`0"

Other
Office
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement
Basement

12`10" x 5`4"
6`1" x 7`11"
8`9" x 6`1"

Title:
Fee Simple
Legal Desc:

1911653

Zoning:
R-C2

Remarks

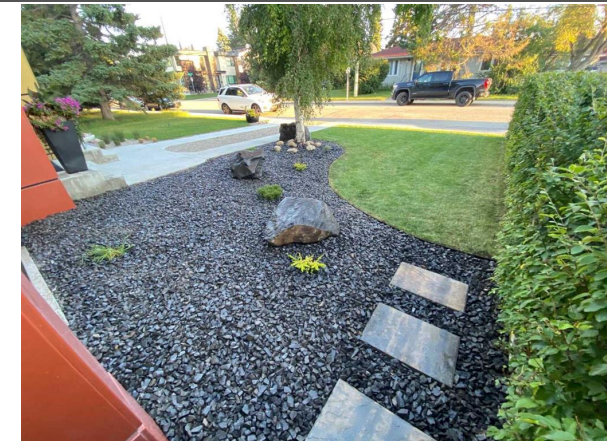
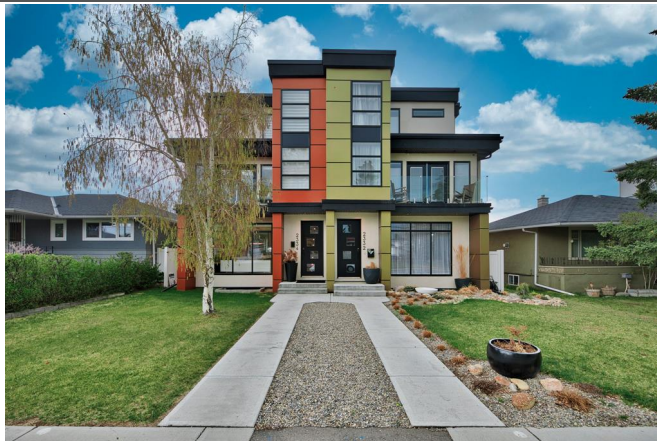
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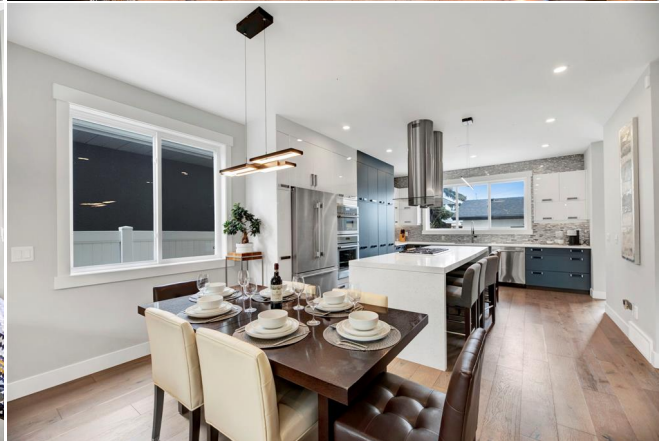
Hello, Gorgeous! Welcome home to this 3 storey 2,381 SQFT, 5 bed, 4.5 bath fully developed semi-detached home in the inner city community of Richmond. Loaded with luxury features including air conditioning, you enter the home to the open concept living, dining and kitchen on the main level. The living room focal point is the open flame bioethanol fireplace with wainscoting surround. The bright and sunny kitchen offers Thermodor appliances, under cabinet lighting, gas cooktop, quartz countertops and island as well as tons of cabinetry with additional storage solutions such as pull-out pantry and spice rack. The rear entrance off the kitchen has a built-in locker system, your powder room and access to your low landscaped backyard and heated double detached garage. Oak hardwood flooring spans the entire home and the open riser staircase takes you up to the first upper level. A second primary bedroom can be found at the front of the home with a balcony, built-in wardrobe, 3-piece bath ensuite complete with stand alone glass shower, privacy toilet and heated tile floors. At the rear of the home you have 2 additional bedrooms as well as your laundry room and additional 4-piece bath. Dance your way through the home with built in BOSE speakers as you head to the third floor dedicated to the primary bedroom. This third level is truly an oasis and a place you can start your day or unwind after a long workday. A private balcony overlooks the backyard with city views to the east. You will absolutely love this ensuite that combines space and function with dual vanities, soaker tub, heated tile flooring, another open flame fireplace, steam shower, and the huge walk-in closet complete with built-ins. The fully finished basement features a custom wine storage at the bottom of the stairs, large built in media centre with wet bar and built-in office space. An additional bedroom can be found on this level as well as another 3-piece bath. The maintenance free backyard is truly your relaxing oasis where you can kick back and enjoy all of the luxuries found in this incredible property. Richmond is one of Calgary's most desired communities close to schools, parks and shopping plus a short commute downtown.

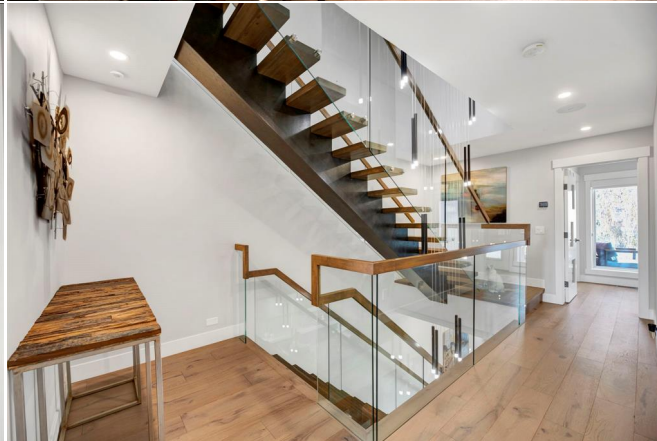
Inclusions:
Property Listed By:

**Alarm (no contract), Garage Heater, Ring Doorbell, TV Wall Mounts
Royal LePage Benchmark**

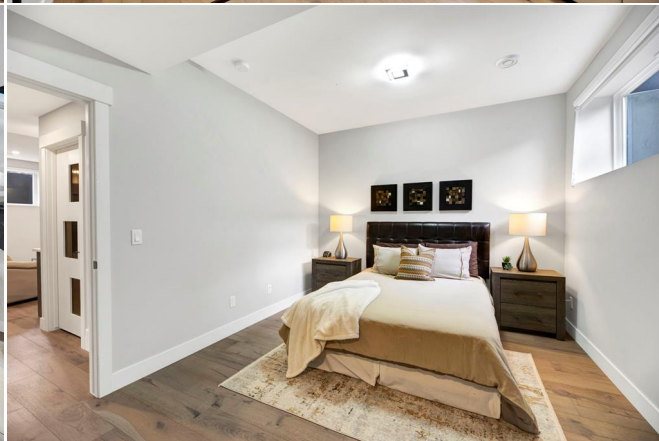
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2334 24 Ave SW, Calgary, AB

Main Floor Exterior Area 719.97 sq ft
Interior Area 724.07 sq ft
Excluded Area 30.30 sq ft



0 3 6 ft PREPARED: 20231010

White regions are excluded from total floor area in GIS/IDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2334 24 Ave SW, Calgary, AB

1st Floor Exterior Area 877.75 sq ft
Interior Area 805.46 sq ft
Excluded Area 20.03 sq ft



0 4 8 ft PREPARED: 20231010

White regions are excluded from total floor area in GIS/IDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2334 24 Ave SW, Calgary, AB

2nd Floor Exterior Area 713.03 sq ft
Interior Area 647.88 sq ft
Excluded Area 24.07 sq ft

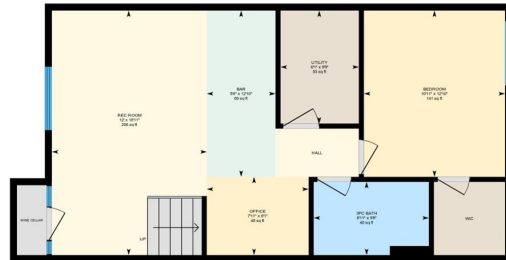


0 4 8 ft PREPARED: 20230519

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Basement (Below Grade) Exterior Area 741.08 sq ft
Interior Area 679.08 sq ft

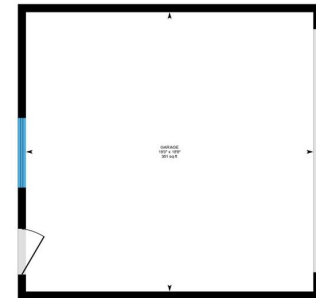


0 3 6 ft PREPARED: 20231010

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Garage Excluded Area 403.52 sq ft



0 2 4 ft PREPARED: 20230519

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