



THE
A-TEAM

**RE/MAX
FIRST**

1742 24A Street, Calgary T3C 1J4

MLS®#: **A2182891**

Area: **Shaganappi**

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

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **-\$119k, 19-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,908**
Low Sqft:
Ttl Sqft: **1,908**

DOM

43
Layout
Beds: **2 (2)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Cement Fiber Board,Metal Siding ,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	16`8" x 21`4"	Living Room	Main	41`7" x 44`7"
Dining Room	Main	29`6" x 41`0"	Kitchen	Main	38`3" x 38`0"
Pantry	Main	8`6" x 6`4"	2pc Bathroom	Main	16`8" x 17`6"
Storage	Main	10`11" x 14`3"	Furnace/Utility Room	Main	19`5" x 19`11"
Mud Room	Main	12`0" x 14`9"	Bedroom - Primary	Second	41`7" x 38`7"

4pc Ensuite bath
4pc Ensuite bath
Family Room

Second
Second
Third

16`5" x 51`1"
15`10" x 34`2"
60`8" x 79`7"

Bedroom
Laundry
4pc Bathroom

Second
Second
Third

42`1" x 34`2"
17`9" x 21`1"
17`3" x 30`7"

Legal/Tax/Financial

Condo Fee:
\$322

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MU-1

Legal Desc: **2411355**

Remarks

Pub Rmks: **Stunning curb appeal - trendy townhome (not a live/work unit) with two bedrooms both with full ensuites and a gorgeous open 3rd storey loft (320 sq ft) with a built in wet bar, a spacious WEST FACING BALCONY, full bathroom and walk in closet, could be a spectacular primary suite. The modern white kitchen is open to the living space and features striking quartz counter tops, lots of cabinetry and Bosch appliances. There are engineered hardwood floors, high ceilings, gorgeous stone fireplace feature wall, glass railing and built in cabinetry. PERFECT LOCATION just steps to Shaganappi Community Centre park, tennis courts, skating rink, playground, minutes to the SHAGANAPPI POINT LRT STATION and popular 17th Avenue coffee shops, restaurants and boutiques. This elegant executive townhome is ready to move into!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Landan Real Estate

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











