



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:

Access:

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

Finished Floor Area

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

DOM

12
Layout
Beds: 2 (2)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 1
Garage Sz: 1

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Dining Room, Kitchen, etc.

4pc Ensuite bath
4pc Ensuite bath
Family Room

Second
Second
Third

5`0" x 15`7"
4`10" x 10`5"
18`6" x 24`3"

Bedroom
Laundry
4pc Bathroom

Legal/Tax/Financial

Second
Second
Third

12`10" x 10`5"
5`5" x 6`5"
5`3" x 9`4"

Condo Fee:
\$322

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MU-1

Legal Desc: **2411355**

Remarks

Pub Rmks: **Stunning curb appeal - trendy townhome 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: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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











