



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2811 24A Street #2, Calgary T3E 1W4**

MLS®#: **A2183304** Area: **Richmond** Listing Date: **12/13/24** List Price: **\$499,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **6,264 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,264**  
 Low Sqft:  
 Ttl Sqft: **1,264**

DOM

**8**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**

Parking

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

Access:

Lot Feat: **Back Lane**  
 Park Feat: **Garage Door Opener,Garage Faces Rear,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),No Smoking Home,Skylight(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>74`8" x 44`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>18`4" x 18`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>65`7" x 48`11"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>23`9" x 10`11"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>32`0" x 11`9"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>44`7" x 36`11"</b>
<b>Storage</b>	<b>Lower</b>	<b>28`9" x 18`7"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>38`10" x 36`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>18`4" x 18`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>33`8" x 29`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>42`11" x 32`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>50`10" x 37`2"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>37`2" x 18`7"</b>

Condo Fee:  
**\$250**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0110139**

Remarks

Pub Rmks: **INNER CITY FIND - 3 bdrm -2/12 bath TOWNHOME ideally located in the RICHMOND-KILLARNEY Area, with over 1850 sq ft of LIVING SPACE and a SINGLE GARAGE! Just steps away to Transit, Parks, Schools, Tennis Courts, & Community Gardens. Chic paint thru-out, Stainless Steel Appliances, Lovely Hardwood flooring on main, New Tiled Ensuite will Impress! SPACIOUS Kitchen w/ large bistro eating bar & pantry - open to dining & living rm which features a showpiece fireplace creating an inviting ambiance on the main level. Spacious layout for dining rm table and a several pieces of living rm furniture. Large West facing back deck is perfect for BBQing & entertaining in the outdoors. 2nd level skylight floods both the ensuite & bdrms w/ sunshine. Enormous Master Bedroom w/walk-in closet & Jack & Jill ensuite. 2nd Bdrm also generous with a large closet completes this level. Fully Finished Basement showcases 3rd Bdrm, 3pce Bath & Entertainment room. Perfect layout for a family, roommates or home office. Single detached garage w/visitor parking at the back is a BONUS! NEW SHINGLES, new dishwasher- LOW CONDO FEES at \$250 per month, create an ideal property to call your new Home! Call now to book your viewing!**

Inclusions:  
Property Listed By: **None**  
**RE/MAX Realty Professionals**

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













