



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1940 24A Street #3, Calgary T3E1V3**

MLS®#: **A2188908**

Area: **Richmond**

Listing Date: **01/20/25**

List Price: **\$514,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2007**

Finished Floor Area  
Abv Sqft: **1,518**  
Low Sqft:  
Ttl Sqft: **1,518**

DOM

**1**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **Townhouse**

Lot Information

Lot Sz Ar:  
Lot Shape:

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

Access:

Lot Feat: **Corner Lot,Landscaped,Street Lighting,Rectangular Lot**  
Park Feat: **Parkade,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Balcony,Lighting**

Construction: **Stone,Stucco**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 10`6"
Dining Room	Main	20`0" x 14`4"
Storage	Main	6`7" x 3`2"
Bedroom - Primary	Upper	14`5" x 12`3"
5pc Ensuite bath	Upper	14`4" x 7`4"
Laundry	Upper	7`4" x 6`5"

Room	Level	Dimensions
Kitchen	Main	12`7" x 12`0"
Foyer	Main	7`6" x 5`7"
2pc Bathroom	Main	4`11" x 4`1"
Walk-In Closet	Upper	7`4" x 6`6"
4pc Ensuite bath	Upper	13`3" x 12`3"
Bedroom	Upper	13`3" x 12`3"

Legal/Tax/Financial

Condo Fee:  
**\$543**

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

Zoning:  
**M-C1**

Legal Desc: **0715407**

Remarks

Pub Rmks: **Welcome to this charming townhouse in the sought-after Richmond community, just a block away from the vibrant and bustling Marda Loop! Step inside to discover an inviting main floor with elegant hardwood flooring. The spacious living area is anchored by a gas fireplace, complete with a mantle and built-in shelving, creating a cozy focal point for gatherings. The newly painted walls and natural light enhance the home's warm and welcoming ambiance. The kitchen features granite countertops and an impressive array of cabinetry, providing ample storage. Additionally, in-unit storage rooms offer convenient and practical space for all your needs. From the main floor, step out onto a private deck surrounded by lush trees. Upstairs, you'll find two generously sized bedrooms, each with ITS OWN ENSUITE BATHROOM! The primary bedroom is complete with its own deck shaded by trees offering a tranquil retreat for relaxation. Don't miss the opportunity to call this exquisite property your new home!**

Inclusions: n/a  
Property Listed By: **Century 21 Bravo Realty**

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





















