

1917 24A Street #309, Calgary T3E 1V4

MLS®#: **A2190816** Area: **Richmond** Listing Date: **02/27/25** List Price: **\$295,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Assigned,Stall,Underground

Finished Floor Area

Abv Sqft: **842**
 Low Sqft:
 Ttl Sqft: **842**

DOM

0

Layout

Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Wood Frame**
 Flooring: **Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`3" x 10`8"	Bedroom - Primary	Main	11`4" x 10`8"
Living Room	Main	13`8" x 15`2"	Dining Room	Main	10`8" x 7`4"
Kitchen	Main	11`4" x 11`4"	4pc Bathroom	Main	4`11" x 7`10"
Laundry	Main	11`3" x 7`10"			

Legal/Tax/Financial

Condo Fee: **\$631** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **8211550**

Remarks

Pub Rmks: **Welcome into this bright and spacious top-floor condo, perfectly designed for modern living! Featuring 2 bedrooms, 1 bathroom, and an open-concept layout, this home is move-in ready with stylish upgrades throughout. The well-appointed kitchen boasts granite countertops, stainless steel appliances, a chic tiled backsplash, and ample cabinetry, seamlessly flowing into the dining and living areas—perfect for entertaining! Natural light pours into the sun-filled living room, where large patio doors lead to your private southwest-facing covered balcony—ideal for relaxing and enjoying the view. Both bedrooms are generously sized, and the unit includes a spacious laundry room with ample storage. Recent updates include LVP flooring (2020) in the main areas and bedrooms, plus fresh paint throughout, giving the home a modern, polished feel. Enjoy the convenience of 1 assigned parking stall in the heated underground parkade. Situated in the sought-after Glengarry House, you're just steps from vibrant 17th Avenue, minutes to Westbrook Mall, downtown, transit, and major roadways. Whether you're a first-time buyer or an investor, this is a fantastic opportunity—don't miss out!**

Inclusions:
Property Listed By: **N/A**
The Real Estate District

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







