

2334 24 Avenue, Calgary T2T 0Y4

MLS®#:	A2190954	Area:	Richmond	Listing Date:	01/29/25	List Price: \$1,189,000
Status:	Pending	County:	Calgary	Change:	None	Association: Fort McMurray



eral Information	_			DOM	
о Туре:	Residential			3	
Type:	Semi Detached	(Half		<u>Layout</u>	
	Duplex)	Finished Floor Ar	<u>ea</u>	Beds:	5(41)
/Town:	Calgary	Abv Sqft:	2,381	Baths:	4.5 (4 1)
r Built:	2019	Low Sqft:		Style:	3 Storey,Side by Side
Information		Ttl Sqft:	2,381		
Sz Ar:	2,755 sqft			D	
Shape:	-			<u>Parking</u>	
Shape.				Ttl Park:	2
				Garage Sz:	2
ess:					
Feat:	Back Lane,Back	Yard,City Lot,Front	ard,Low Maintenand	e Landscape,Street Lig	hting,Private
(Faat	Dauble Carage	Datashad Carara Da		and Door Inculated Off C	tract

Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Off Street

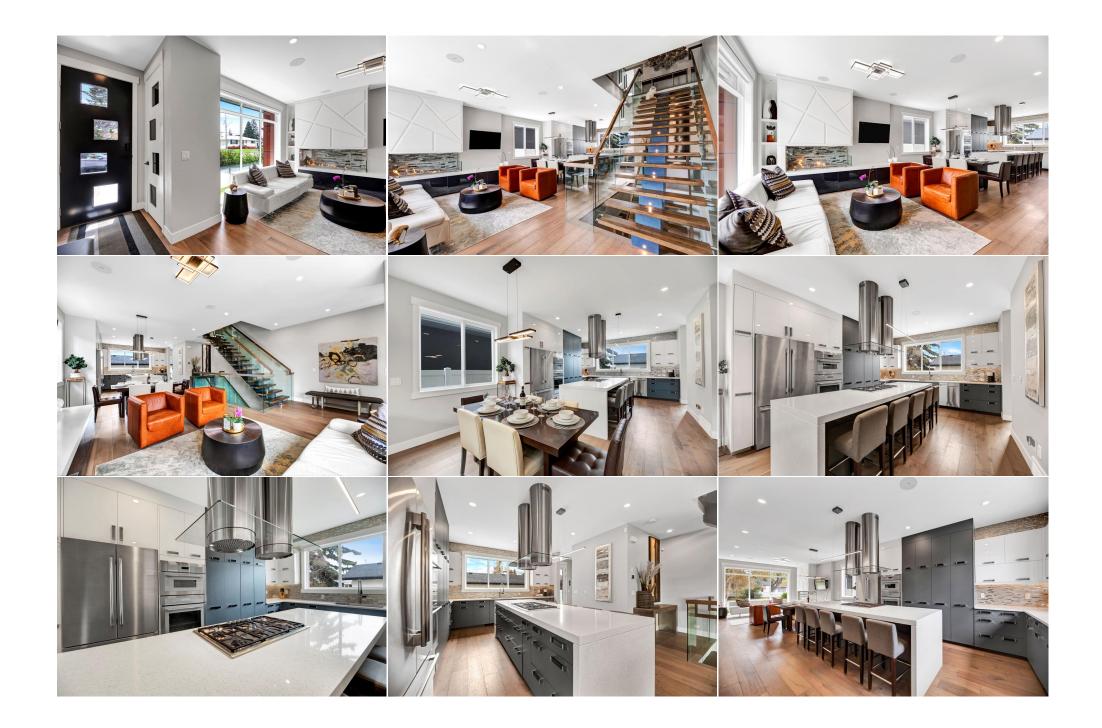
Utilities and Features

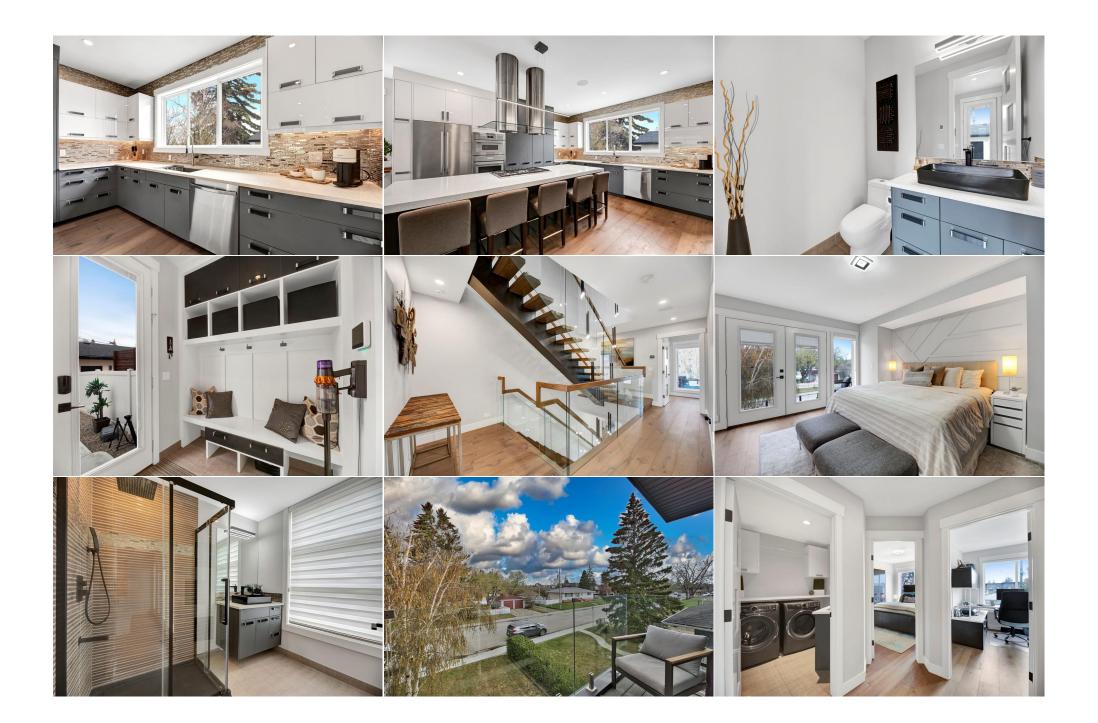
Roof: Heating: Sewer:	Flat,Rubber Forced Air,Natural Gas		5, ,	Metal Siding ,Stucco,Wood Frame					
Sewer: Ext Feat: Gas Grill,Lighting,Private Yard			Flooring: Ceramic Tile,Hardwood Water Source: Fnd/Bsmt: Poured Concrete						
Kitchen Appl: Int Feat:	Chandelier,Closet O	Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Sound							
Utilities:			Room Information						
Room 2pc Bathroom Kitchen 3pc Ensuite ba Bedroom	Second	Dimensions 6`1" x 5`1" 13`11" x 16`8" 6`5" x 12`0" 9`1" x 12`3"	Room Dining Room Living Room 4pc Bathroom Bedroom	Level Main Main Second Second	Dimensions 13`5" x 7`7" 20`0" x 12`5" 9`6" x 4`11" 10`11" x 10`6"				
Bedroom 5pc Ensuite ba	Second th Third	15`1" x 15`1" 13`4" x 17`8"	Laundry Bedroom - Primary	Second Third	7`6" x 6`3" 20`1" x 13`10"				

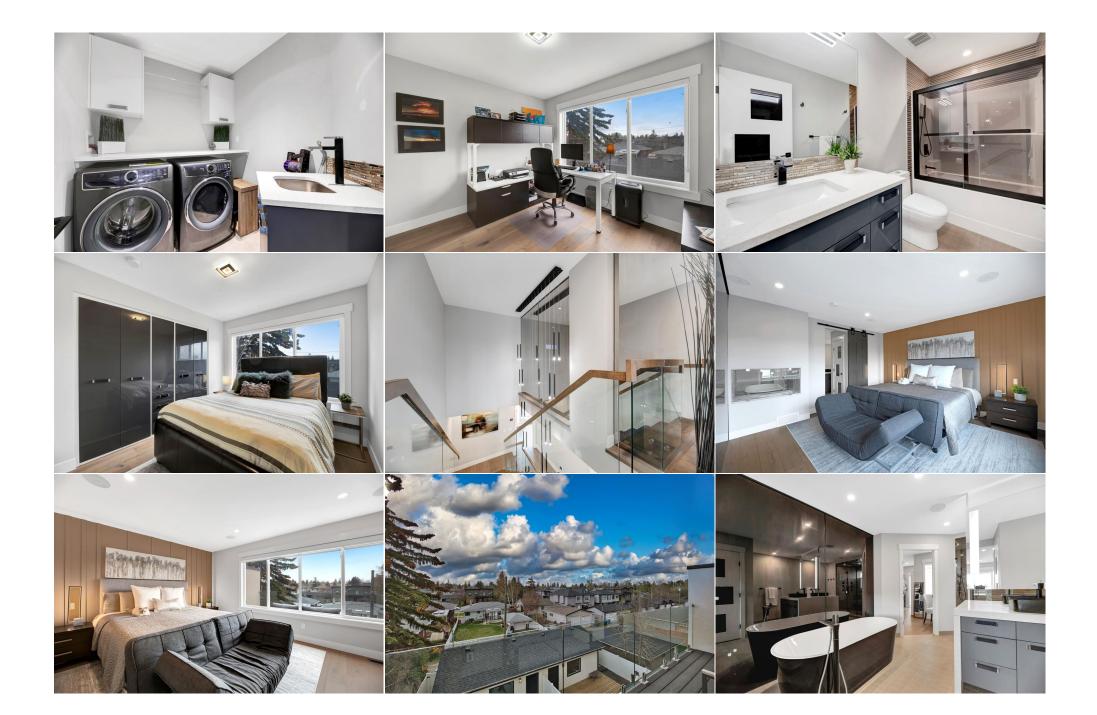
3pc Bathroom Bedroom Game Room	Basement Basement Basement	5`8" x 8`11" 12`10" x 10`11" 18`11" x 12`0"	Other Office Furnace/Utility Room	Basement Basement Basement	12`10" x 5`4" 6`1" x 7`11" 8`9" x 6`1"			
			Legal/Tax/Financial					
Title:		Zoning:						
Fee Simple		R-C2						
Legal Desc:	1911653							
			Remarks					
Pub Rmks: Inclusions: Property Listed By:	Hello, Gorgeous! Welcome home to this 3 storey 2,381 SQFT, 5 bed, 4.5 bath fully developed semi-detached home in the inner city community of Richmond. Loaded with luxury features including air conditioning, you enter the home to the open concept living, dining and kitchen on the main level. The living room focal point is the open flame bioethanol fireplace with wainscotting surround. The bright and sunny kitchen offers Thermodor appliances, under cabinet lighting, gas cooktop, quartz countertops and island as well as tons of cabinetry with additional storage solutions such as pull-out pantry and spice rack. The rear entrance off the kitchen has a built-in locker system, your powder room and access to your low landscaped backyard and heated double detached garage. Oak hardwood flooring spans the entire home and the open riser staircase takes you up to the first upper level. A second primary bedroom can be found at the front of the home with a balcony, built-in wardrobe, 3-piece bath ensuite complete with stand alone glass shower, privacy toilet and heated tile floors. At the rear of the home you have 2 additional bedrooms as well as your laundry room and additional 4-piece bath. Dance your way through the home with built in BOSE speakers as you head to the third floor dedicated to the primary bedroom. This third level is truly an oasis and a place you can start your day or unwind after a long workday. A private balcony overlooks the backyard with city views to the east. You will absolutely love this ensuite that combines space and function with dual vanities, soaker tub, heated tile flooring, another open flame fireplace, steam shower, and the huge walk-in closet complete with built-ins. The fully finished basement features a custom wine storage at the bottom of the stairs, large built in media centre with wet bar and built-in office space. An additional bedroom can be found on this level as well as another 3-piece bath. The maintenance free backyard is truly your relaxing oasis where you can kick back and enjoy							

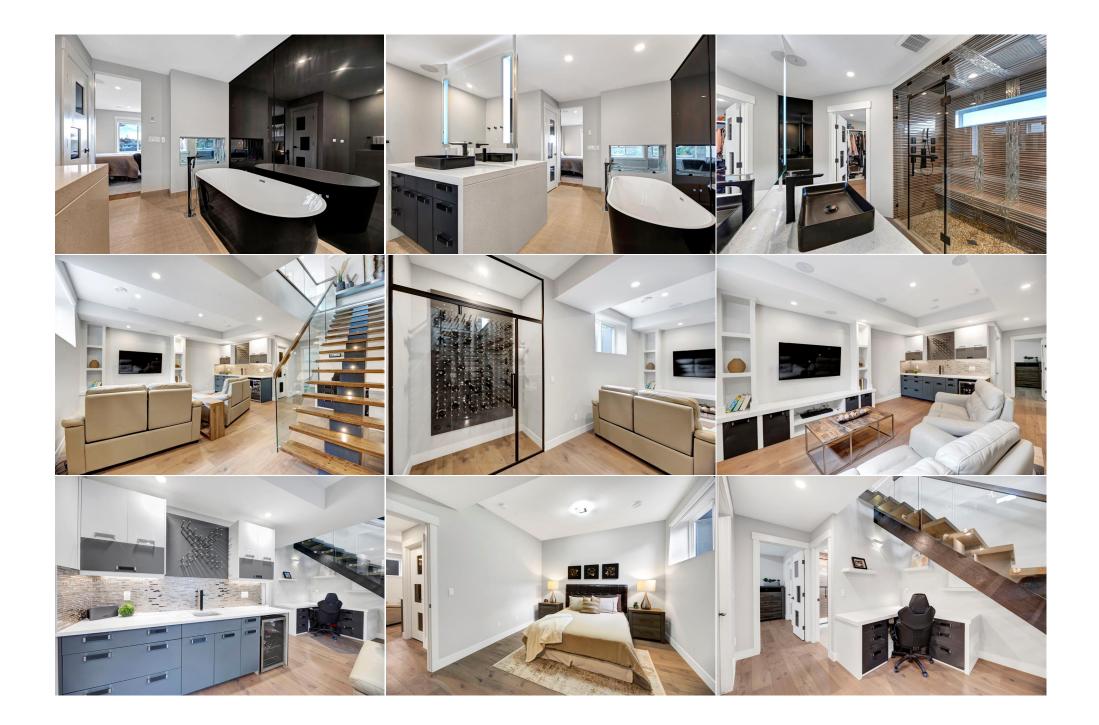
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















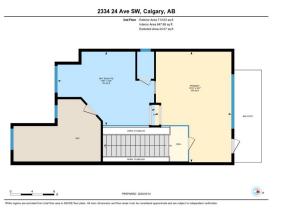
2334 24 Ave SW, Calgary, AB

Main Floor Exterior Area 789.97 sq ft Interior Area 724.07 sq ft Excluded Area 30.30 sq ft



2334 24 Ave SW, Calgary, AB 1st Floor Exterior Area 877.75 sq ft Interior Area 805.46 sq ft Excluded Area 20.03 sq ft





2334 24 Ave SW, Calgary, AB Basement (Below Grade) Exterior Area 741.68 sq ft Interior Area 679.08 sq ft 071L/TV 677 x 897 53.661 ■ B48 DF + 1217 00 kg f BEDIRDOM 1011" x 12112" 141 eq 1 REC ROOM 12'x 18'97" 200 eq 1 OFFICE 715°x 07 40 sq 1 SPC BATH FUT X BP 40 og 1



