



THE
A-TEAM

**RE/MAX
FIRST**

1917 24A Street #102, Calgary t3e 1v4

MLS®#: **A2192968**

Area: **Richmond**

Listing Date: **02/06/25**

List Price: **\$289,900**

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:

Finished Floor Area
Abv Sqft: **870**
Low Sqft:
Ttl Sqft: **870**

Parkade, Underground

DOM

16

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	34`2" x 42`8"	Living Room	Main	42`8" x 58`0"
Bedroom	Main	30`4" x 46`2"	Bedroom - Primary	Main	31`2" x 46`2"
Laundry	Main	43`6" x 26`3"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$631

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1**

Monthly

Legal Desc: 8211550

Remarks

Pub Rmks: **Welcome to Glengarry House - Your Ideal Inner-City Home! Discover this spacious and fully renovated 2-bedroom condo in the highly sought-after community of Richmond Hill. Perfectly located, you're just five minutes from downtown Calgary with easy access to Crowchild Trail, Glenmore Trail, and Stoney Trail. Enjoy the vibrant energy of 17th Ave, where you'll find fantastic shops, restaurants, and entertainment - all within walking distance! Step inside to an open-concept living space designed for modern comfort. The chef's kitchen features granite countertops, contemporary cabinetry, and stainless steel appliances—perfect for home-cooked meals or entertaining guests. The two large bedrooms offer plenty of space, and the updated four-piece bathroom adds a touch of luxury. Additional perks include a spacious laundry room with extra storage, an east-facing balcony for your morning coffee, and a secure underground parking stall. Don't miss out on this incredible opportunity—book your showing today!**

Inclusions: none
Property Listed By: RE/MAX Real Estate (Mountain View)

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





