



THE
A-TEAM

**RE/MAX
FIRST**

1934 24A Street #2, Calgary T3E 1V3

MLS® #: **A2196708**

Area: **Richmond**

Listing Date: **02/24/25**

List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2008**

Finished Floor Area

Abv Sqft: **1,505**
Low Sqft:
Ttl Sqft: **1,505**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Landscaped,Low Maintenance Landscape,Underground Sprinklers**
Park Feat: **Alley Access,Assigned,Garage Door Opener,Heated Garage,Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Concrete,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Bookcases,Granite Counters,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
-------------	--------------	-------------------	------------------------------------	--------------	-------------------

Condo Fee:
\$518

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

Zoning: **M-C1**

Legal Desc: **0811271**

Remarks

Pub Rmks: **A large /beautiful and bright two-bedroom unit with 9 ft ceiling. Fabulous open concept floorplan with a spacious living / gas fireplace, built-in bookshelves opening to a large private deck. Great sized dining area and a spacious kitchen with lots of cabinets / granite counter tops / stainless steel appliances. A 2 pce bathroom and storage room completes the main level. The two bedrooms up are an excellent size. The primary master bedroom has a walk-in closet / 5 pce ensuite which boasts tons of counter space and a tiled shower / large soaker tub and enjoy the private balcony. The second bedroom also features a 4 pce ensuite bathroom. Convenient in-suit laundry located on the upper floor. This is unbelievable value in the highly sought inner-city community of Richmond. One parking stall in the heated garage also a storage locker. The townhome is located with quick and easy access to schools/shopping/transit and downtown. Ideal for an active lifestyle, you can walk / bike to the Bow River, Shaganappi Golf Course, Killarney Pool. LRT Station and much more**

Inclusions: **N/A**
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











