

# \$524,900 - 2, 1934 24a Street Sw, Calgary

MLS® #A2196708

## \$524,900

2 Bedroom, 3.00 Bathroom, 1,506 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

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

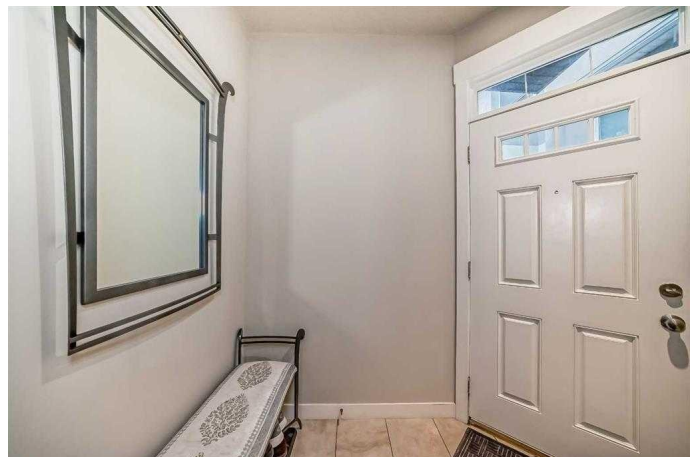
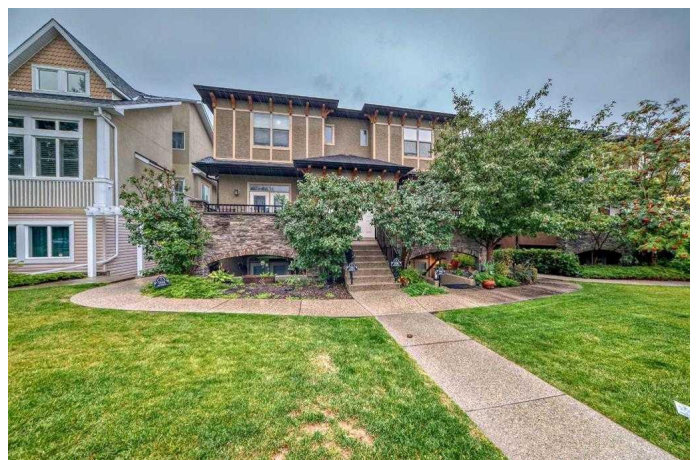
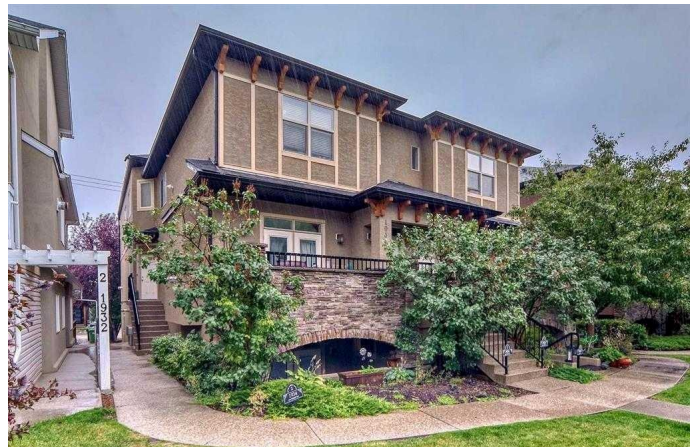
Built in 2008

## Essential Information

MLS® # A2196708

Price \$524,900

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,506         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2, 1934 24a Street Sw |
| Subdivision | Richmond              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 1V3               |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Storage                                                                         |
| Parking Spaces | 1                                                                               |
| Parking        | Assigned, Garage Door Opener, Heated Garage, Parkade, Underground, Alley Access |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Granite Counters, No Animal Home, No Smoking Home, Storage                                           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas, Living Room                                                                                                |
| Basement          | None                                                                                                            |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
|-------------------|---------------------------|

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Underground Sprinklers |
| Roof            | Asphalt Shingle                                                                                |
| Construction    | Brick, Stucco, Wood Frame                                                                      |
| Foundation      | Poured Concrete                                                                                |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 66                  |
| Zoning         | M-C1                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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