

**1, 2408 24A Street SW**  
**Calgary, Alberta**

**MLS # A2254737**



**\$649,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Richmond               |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,331 sq.ft.           | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped  |               |                   |

|                    |                                                                                                             |                   |          |
|--------------------|-------------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                                                                                  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                              | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                                                             | <b>Condo Fee:</b> | \$ 370   |
| <b>Basement:</b>   | Finished, Full                                                                                              | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                          | <b>Zoning:</b>    | M-CG d72 |
| <b>Foundation:</b> | Poured Concrete                                                                                             | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |          |

**Inclusions:** Gas BBQ, Wall Mounted TV, Sonos Speaker System

This impeccably maintained & elegantly appointed home offers the perfect blend of style & functionality in one of Calgary's most desirable inner-city communities. This like-new home welcomes you with a bright, open-concept layout ideal for both everyday living & sophisticated entertaining. The gourmet island kitchen features gleaming white quartz countertops, soft-close cabinetry, a generous pantry, gas stove, & an inviting eating bar. Rich hardwood floors span the main level, complemented by soaring 9' ceilings & a sleek gas fireplace that anchors the sun-drenched living room. Upstairs, the dual master suite design provides luxurious comfort & privacy. Each bedroom boasts its own spa-inspired ensuite with in-floor heating. The primary retreat features a striking tile accent wall, custom walk-in closet with built-ins, dual vanities, & an indulgent steam shower with full body jets. The fully developed lower level offers additional living space with a large family room, third bedroom, & another beautifully finished 3-piece bathroom with heated floors. Step outside to your west-facing exposed aggregate patio—complete with gas line hook-up—perfect for al fresco dining or cozy evening gatherings. Keep your car clear of snow in the rear garage & your guests will enjoy the visitor parking stall at the back. Ideally situated just 12 minutes by bus to downtown & offering effortless access to major roadways, parks, schools, shopping, & the vibrant energy of Marda Loop. You'll love living here!!!