

2, 2412 24A Street SW
Calgary, Alberta

MLS # A2174322



\$700,000

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,390 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to this beautiful townhouse in the highly desirable community of Richmond, let come to experience the living in a perfectly blend of Luxuries, top qualities and the conveniences of Inner city. The meticulous designs and premium built qualities are evident throughout the house with numerous professional finished selections, built-ins and thoughtful upgrades. This lovely townhouse has been impeccably maintained and in practically NEW condition. The main floor opens up with HIGH ceiling throughout and brighten up with natural light from BIG windows. The foyer adjoining the cozy living room with slimline marble front GAS Fireplace and beautiful Wide plank engineered hard wood, transitioning to the family dinning room with large window and the DREAM chef's Kitchen with gigantic Quartz countertop Island, all premium Stainless Steel Appliances with beautiful white ceramic backflash and premium wood cabinets stretching from floor to ceiling. A 2-piece bathroom completes the main floor. The meticulously inspired designs translate into the upper Primary bedroom with a 5-piece ensuite with HEATED floor, double vanities, free standing tub and shower room with rainfall showerhead. A spacious, bright second bedroom with a 4-piece ensuite and the laundry room complete the upper level. The finished basement with HIGH ceiling comprise a Huge rec-room with a Wet Bar, a large bedroom, a full 4-piece Bathroom, the Storage and Utility room. The back yard offers a concrete Patio with BBQ gas line , a small Garden/Flower bed and a shared double detached garage opening into the Paved back lane.