

# \$575,000 - 2, 2426 24a Street Sw, Calgary

MLS® #A2207143

## \$575,000

3 Bedroom, 4.00 Bathroom, 1,151 sqft  
Residential on 0.00 Acres

Richmond, Calgary, Alberta

Nestled on a charming street in the sought-after Richmond community, this stunning 3-bedroom, 3.5-bathroom townhouse offers over 1,600 sqft of beautifully developed living space. Ideal for families or professionals, this home combines modern convenience with comfort and style. As you enter, youâ€™re welcomed by a bright spacious open concept main floor boasting high ceilings, lots of natural light and a cosy fireplace, creating a warm and inviting atmosphere. The living room seamlessly flows into an outdoor space, perfect for outdoor entertaining or relaxation. The well-appointed kitchen features a gas stove top, quartz counters, and a functional layout that makes cooking a pleasure. Upstairs, the primary suite is complete with a spacious bedroom, a generous walk-in closet, and an elegant ensuite bathroom featuring dual sinks and walk-in shower. A second bedroom with its own ensuite and a convenient upper-level laundry room rounds off the upper level. The fully developed basement extends your living space, offering a versatile rec room, a third bedroom, and an additional full bathroom. The home is also wired for sound with built-in speakers, enhancing your entertainment experience. Central air conditioning ensures comfortable living during the warm summer months. A detached garage provides secure parking and additional storage space. Situated close to parks, schools, highstreets and downtown, this townhome offers a perfect blend of tranquillity,



lifestyle and urban convenience. Don't miss the opportunity to make this exceptional property your new home!

Built in 2011

### Essential Information

MLS® #	A2207143
Price	\$575,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,151
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2, 2426 24a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1W1

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Skylight(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Oven, Refrigerator, Washer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Landscaped, Level
Roof	Rubber
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	2
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.