



**GRASSROOTS**  
REALTY GROUP

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101, 2005 24 Street SW  
Calgary, Alberta

MLS # A2223932



**\$299,000**

Division:	Richmond		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	760 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Fireplace(s), Forced Air

**Floors:** Vinyl

**Roof:** -

**Basement:** -

**Exterior:** Stucco, Wood Frame, Wood Siding

**Foundation:** -

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 279

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Welcome to Unit 101 at 2005 24th Street SW &mdash; a beautifully updated 2-bedroom condo nestled in the vibrant community of Richmond. This ground-level condo features a modern, open-concept layout with bright natural light and updated vinyl plank flooring. The spacious living area is anchored by a cozy gas fireplace, perfect for Calgary's cooler evenings, and opens to a private patio &mdash; ideal for relaxing or entertaining. The kitchen is outfitted with crisp white cabinetry, matching bathroom finishes, and functional design throughout. Both generously sized bedrooms include large closets, offering ample storage. Situated steps from 17th Ave SW and Crowchild Trail, you'll enjoy unmatched access to downtown, the University of Calgary, Mount Royal University, and the Killarney Aquatic & Recreation Centre. Public transit is highly accessible, including proximity to LRT making commuting a breeze. Whether you're a first-time buyer or investor, this home is a must-see. Book your showing today with your favourite REALTOR® and make this exceptional unit your own!