



GRASSROOTS
REALTY GROUP

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1, 2408 24A Street SW
Calgary, Alberta

MLS # A2246334



\$649,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	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!!!