



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2, 1929 24A Street SW
Calgary, Alberta

MLS # A2246625



\$599,900

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,236 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: Lattice & greenery.

Beautifully updated 2+1 bedroom townhome in sought after Richmond, offering over 1800 sq ft of developed living space. The bright & airy open main level presents new Twelve Oaks laminate flooring, 9' ceilings & stylish light fixtures, showcasing the living room anchored by a feature fireplace with black marble surround & newly painted built-ins, a casual dining area & kitchen that's tastefully finished with granite counter tops, eating bar, refreshed kitchen cabinets, new glass rinser & stainless steel appliances, including a new stove. A 2 piece powder room completes the main level. The second level hosts 2 generously sized bedrooms, each with a private 4 piece ensuite. The primary bedroom also features bedside USB-C & USB compatible ports & a walk-in closet. Laundry facilities are also conveniently located on the second level. Basement development includes a large family/media room, third bedroom & 4 piece bath. Other notable features include central air conditioning, fresh paint throughout, new sink & tub drains, updated lighting, hardware, window casings, door trim & baseboards as well as a new Smart Lock & doorbell. Outside, enjoy the private west facing deck & effortless parking in a single detached garage. The location is incredibly convenient, close to schools, shopping, public transit & direct access to 17th Avenue & Crowchild Trail. Immediate possession is available!