



**3224 24A Street SW  
Calgary, Alberta**

**MLS # A2254569**



**\$1,495,000**

<b>Division:</b>	Richmond	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b> 1953 (73 yrs old)
<b>Beds:</b>	6	<b>Baths:</b> 3
<b>Garage:</b>	Alley Access, Double Garage Detached	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Private	

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water		
<b>Inclusions:</b>	N/A		

Welcome to this completely renovated bungalow in the desireable community of Richmond. Walk out your back gate and enjoy a large green space and the walking paths to Marda Loop. Located on a quiet street, this location cannot be beat! Enjoy over 2900 sqft of finished living space with an abundance of natural light throughout. This 6 bedroom, 3 bathroom home was professionally renovated with extensive improvements including new hardie board, a new furnace, new insulation, new electrical, new plumbing, and new windows and doors. High end updates to the interior include a brand-new custom kitchen that is perfect for entertaining. The kitchen features floor to ceiling cabinet space, extra lower cabinets throughout the dining room, a separate walk-in pantry with counter space and outlets, and an oversized island with waterfall quartz countertops. The kitchen is outfitted with top of the line Jenn-Air appliances including a gas range and a built in oven and microwave. You will find wide plank white oak engineered hardwood flooring throughout the main floor, heated tile floors in all 3 bathrooms, and new plush carpet throughout the basement. Built in speakers throughout the house make listening to music and entertaining a breeze. The primary ensuite bathroom feels like a spa! Featuring a 6 foot shower, separate soaker tub, and double vanities, this bathroom is sure to impress. The sliding doors from the dining room lead to the brand new deck with a built in privacy screen and new fence. Outside, you will find a new detached oversized double garage with plenty of space for your vehicles and tools. This home sits on a large 50' X 125' lot, less than 10 minutes from downtown, and easy access to Marda Loop and Crowchild making it the perfect option for inner city living. This home is turn-key, in immaculate condition, and just waiting for it's

new owner to put their special touch on it.