



GRASSROOTS
REALTY GROUP

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2411 24 Avenue SW
Calgary, Alberta

MLS # A2261335



\$1,100,000

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,988 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat, Rolled/Hot Mop	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Wired for Sound

Inclusions: AC, Ceiling Speakers, Tire Racks in Garage, Cushions at Front Door & Back Door

DETACHED HOME nestled on a quiet cul-de-sac in the heart of Richmond, this residence on a corner lot combines thoughtful design, a unique floor plan, and an unbeatable location. With parkside views and an abundance of natural light, this home is just steps to schools, public transit, and all the shops and restaurants of vibrant Marda Loop. The main floor is anchored by a full-width family room with custom fireplace millwork and a striking glass feature wall around the staircase. The chef's kitchen offers a butler's pantry, stainless steel appliances, a large gas range, quartz countertops, under-cabinet lighting, and a spacious dining room with patio doors that open onto the WEST-facing backyard. Here, a huge deck with gas lines for both BBQ and fire pit makes the perfect setting for entertaining. Upstairs, the primary retreat overlooks the green space with City skyline views. A large walk-in closet connects to the spa-inspired ensuite, complete with heated floors, dual vanities, soaker tub, curbless shower, and private water closet. Two additional bedrooms, a full guest bath, and a laundry room with sink complete this level. The fully developed lower level features a rec room with wet bar, a generous guest bedroom, sleek bathroom, and ample storage. Additional highlights include engineered hardwood flooring, ceiling speakers, built-in benches, custom millwork, air conditioning, and a fully insulated double garage with tire rack. Meticulously cared for by the original owners, this home is move-in ready. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish home!