



GRASSROOTS
REALTY GROUP

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2201 24A Street SW
Calgary, Alberta

MLS # A2261958



\$859,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,611 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Curtain Rod and Sheers in Master Bedroom

****OPEN HOUSE: SATURDAY, OCT. 4th from 12-2PM & SUNDAY, OCT. 5th from 1-3PM**** Welcome to this stunning inner-city infill offering over 1,600sf of luxury living space, complete with a FULLY DEVELOPED BASEMENT, 4 bedrooms, and 3.5 bathrooms. Perfectly located on a QUIET STREET near a cul-de-sac with very little traffic, just a 15-minute walk to MARDIA LOOP and the BOW RIVER PATHWAYS, and only a 5-minute drive into downtown, this home blends upscale comfort with unmatched convenience. Step inside and be greeted by an expansive open-concept main floor anchored by a SHOW-STOPPING KITCHEN ISLAND with WATERFALL COUNTERTOP, ideal for both everyday living and entertaining. The kitchen showcases TIMELESS WHITE CABINETRY, premium STAINLESS STEEL APPLIANCES with a GAS RANGE, and flows into a SPACIOUS DINING ROOM overlooking the backyard, perfect for hosting family gatherings or dinner parties. LUXURY VINYL PLANK flooring extends throughout the main floor, enhancing the home's seamless flow and modern aesthetic. High-end finishings are showcased throughout, including a striking GLASS RAILING that extends from the basement to the upper level. The home is also WIRED FOR SOUND, allowing you to create the perfect atmosphere for any occasion. ARCHITECTURAL LIGHTING, both inside and out, elevates the ambiance while large EAST AND WEST FACING WINDOWS will bring bright mornings and sunny afternoons. The primary suite is a true retreat, featuring a spa-inspired ensuite with a JETTED SOAKER TUB, GLASS-ENCLOSED STAND-UP SHOWER, and a large WALK-IN CLOSET. Two additional upstairs bedrooms, and a fourth in the basement provide plenty of flexibility for family, guests, a home office, or gym. Outdoors, enjoy beautifully

LANDSCAPED GARDENS, METICULOUSLY MANICURED GRASS, and MATURE TREES throughout the property, offering both curb appeal and privacy. The WEST-FACING BACKYARD is perfect for relaxing, entertaining, or BBQ'ing. The DOUBLE DETACHED GARAGE easily accommodates a full-sized truck with room to spare. The exterior garage wall facing the backyard serves as the perfect canvas to add a projector screen, creating your own private outdoor movie nights. Located just off the corner lot, this home enjoys the benefits of AMPLE STREET PARKING and open exposure while maintaining a quiet residential feel. With SHAGANAPPI C-TRAIN STATION just a 5-minute walk away and QUICK ACCESS TO CROWCHILD TRAIL, commuting anywhere in the city is simple and convenient. This is more than just a home, it's a lifestyle. Call your favourite Realtor for a private viewing today.