



GRASSROOTS
REALTY GROUP

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2, 2013 24 Street SW
Calgary, Alberta

MLS # A2262710



\$535,000

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,122 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 433
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: NA

Your wait is over! This move in ready two bedroom, two and a half bathroom townhome in the community of Richmond SW has it all! Close to schools, shopping and easy access to Crowchild, this home provides convenience and comfort in one! With a family friendly floor plan, recent upgrades and renovations, it checks off all your boxes! Entering the home, you are greeted with a convenient mud room and half bathroom to your left with a nice size closet for your coats and boots. Recent main floor renovations include recessed lighting throughout the kitchen and living room, as well as brand new blinds and stunning new hardwood flooring. In the kitchen you will love the sophisticated dark cabinetry, pantry and stainless steel appliances together with a range with built in air fryer. The Dining Room allows for effortless entertaining and the good sized Living Room complete with gas fireplace is great for cozy nights at home. Heading up to your second floor, you will find your primary suite with well sized walk in closet and access to the four-piece bathroom, with a second bedroom on the opposite end of the hall. You will love the new flooring throughout the second level, fresh paint and renovated bathroom with stunning new glass shower with its three head rainfall system plus jetted tub. Moving down to the lower level is the perfect family room for entertainment and movie nights, with wired in surround sound to enjoy! The lower level is completed with a three piece bathroom and laundry room. Looking out your windows, this home is surrounded by lush green trees and the perfect deck to enjoy an evening cocktail. New gas line to connect your BBQ and fire pit. Space for your vehicle in the detached garage. If you are looking for a great place to call home, starting your new home journey or looking to downsize without compromise, this home is for you! Don't hesitate, this likely won't

last too long so contact your Realtor today to view!