



GRASSROOTS
REALTY GROUP

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2013 24a Street SW
Calgary, Alberta

MLS # A2267200



\$815,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,760 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated, Oversized, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

Beautifully Maintained 4-Bedroom Home in the Desirable Community of Richmond, Calgary Welcome to this beautifully maintained and freshly updated home, ideally located on a quiet street in the sought-after community of Richmond. Offering a perfect blend of comfort, style, and functionality, this residence features 4 spacious bedrooms and 3.5 bathrooms, with thoughtful upgrades throughout and over 2500 sq ft of developed living space. Step inside to a bright, open-concept main floor that seamlessly connects the living, dining, and kitchen areas — ideal for both everyday living and entertaining. The inviting living room centers around a cozy gas fireplace, while the kitchen showcases stainless steel appliances, extensive cabinetry, and durable tile flooring throughout the main level. Upstairs, you'll find two large primary bedrooms, each with its own 5-piece ensuite and generous walk-in closet, offering the ultimate in comfort and privacy. The upper-floor laundry adds everyday convenience. The fully developed basement includes two additional spacious bedrooms, a full bathroom, and a large open area perfect for a TV room, games area, or recreation space — providing ample room for guests or a growing family. Outside, enjoy your west-facing backyard, fully fenced for privacy and drenched in afternoon sun — perfect for BBQs or relaxing on warm Calgary days. The insulated and heated double garage easily accommodates two vehicles and extra storage. Ideally located just minutes from shopping, restaurants, city transit, the C-Train, and downtown, this home offers an exceptional lifestyle opportunity in one of Calgary's most desirable inner-city neighborhoods.