



GRASSROOTS
REALTY GROUP

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3204 24A Street SW
Calgary, Alberta

MLS # A2271944



\$1,100,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,864 sq.ft.	Age:	1952 (73 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

A solid renovated bungalow on an oversized 60 x 125 corner lot in Richmond, the kind of property that works for today and makes sense for the future. Over 1,800 sqft above ground with 5 bedrooms, 3 full bathrooms, plus a bright main level with big windows, updated kitchen, hardwood, and a proper primary suite with walk-in and ensuite. The basement is fully finished, giving you extra space without compromising the flow of the main floor. Outside, the lot is what makes this one stand out. its wide, spacious, and sitting in one of Calgary's best inner-city neighbourhoods. Add an attached garage, and it checks a lot of boxes for family living, investing, or holding long-term.