



**1, 2432 24A Street SW
Calgary, Alberta**

MLS # A2278029



\$670,000

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,319 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Off Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 470
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)

Inclusions: Tv Wall Mount(s), Window Blinds

Tucked away on a quiet, tree-lined street in the heart of Richmond/Killarney, this bright inner-city 3 bedroom, 3.5 bathroom home offers the perfect balance of peaceful residential living and unbeatable urban convenience. Located on 24A Street SW, a unique stretch partially cut off by Crowchild Trail, the street feels almost like a private cul-de-sac, creating slower traffic and a safe, welcoming setting for families and pets. This is widely considered the best positioned home in the four-unit complex, featuring south and west exposure that fills the home with natural light throughout the day. Enjoy quick access to downtown Calgary, 17th Avenue restaurants and cafes, the boutique shops of Marda Loop, West Hills Shopping Centre, Chinook Mall, Market Mall, West Springs, Safeway(s), Shaganappi C-Train station, parks, pathways, playgrounds, the Killarney Off-Leash Dog Park, and the Killarney Glengarry Community Centre. This well-maintained two-story home offers 3 bedrooms, 3.5 bathrooms including two ensuites, air conditioning, ample storage, and a fantastic inner-city location. Major mechanical upgrades include a new furnace (2022), air conditioner (2022), & hot water heater (2021), providing peace of mind for years to come. The property includes access to a shared detached garage, while lawn care and snow removal make maintenance easy. Inside, the home combines thoughtful design with durable finishes. 9-foot ceilings, large windows, and an open-concept layout create a bright and welcoming main floor. Scratch-resistant luxury vinyl plank flooring offers both style and durability, ideal for pet owners. The kitchen is a standout feature with quartz countertops, full-height cabinetry, upgraded stainless steel appliances including a gas stove, built-in speakers, an oversized pantry, and a large island perfect for gathering. The living room features a sleek gas

fireplace, flowing seamlessly into the dining area. A main-floor powder room completes the level, while a natural gas BBQ hookup makes outdoor grilling easy. Upstairs, two spacious bedrooms offer privacy and comfort. The primary retreat features large west-facing windows, a walk-in closet, and a luxurious 5-piece ensuite with double sinks, a deep jetted soaker tub, and separate glass shower. The second bedroom includes its own private 4-piece ensuite, with upper-level laundry nearby. The fully developed basement adds excellent flexibility with high ceilings, a bright third bedroom with large west-facing window and walk-in closet, a spacious recreation room currently used as a home gym, and a 3-piece bathroom. Outside, the shared detached garage provides convenient parking while nearby parks, schools, and pathways reinforce the strong community feel. Offering exceptional natural light, thoughtful design, and an unbeatable location just minutes to downtown, this home delivers the best of inner-city living in Richmond/Killarney. Welcome Home.