



**2, 2023 24 Street SW
Calgary, Alberta**

MLS # A2292611



\$449,900

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: None

Welcome to this beautifully maintained townhouse offering over 1,700 sq ft of comfortable living space in a fantastic central location. Thoughtfully refreshed with new carpet, modern paint throughout, updated lighting, and new electrical switches and outlets, the home blends tasteful updates with pride of ownership in its well-kept original features. Perfectly positioned for convenience, you're just 5 minutes to Mount Royal University, 10 minutes to downtown and the University of Calgary, and minutes from multiple bus and C-Train routes—making this an ideal home for downtown commuters, work-from-home professionals, or a young family. Step inside to a spacious tiled entryway with a conveniently located powder room. From here, stairs lead up to the main living area or down to the fully developed lower level. The sun-filled main floor is designed for both everyday living and entertaining, featuring an open-concept kitchen and living room anchored by a cozy corner gas fireplace. A charming breakfast nook leads to a second entrance providing easy access to the west-facing patio and BBQ area, as well as the detached single garage. Upstairs, you'll find three well-sized bedrooms and two full bathrooms, including a generous primary suite with ensuite, plus the convenience of upper-level laundry. The fully developed basement family room offers flexible space for movie nights, games, entertaining, or easily accommodating guests with the addition of a Murphy bed. A separate lower level provides ample room for utilities and additional storage. Outside, enjoy a private west-facing patio perfect for evening BBQs, along with the convenience of a detached single garage.