



2418 24A Street SW
Calgary, Alberta

MLS # A2295875



\$1,100,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,636 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), WaterSense Fixture(s), Wet Bar		
Inclusions:	N/A		

Welcome to 2418 24A Street SW. Located in the popular community of Richmond this 3 storey semi-detached home will surely impress! With a total of 5 bedrooms and 5 bathrooms, this home offers over 3500 sq ft of air conditioned living space and shows pride of ownership. The bright and airy main floor is a wide open layout featuring impressive kitchen with a huge quartz island, wood grain porcelain tile throughout, wine fridge, a six burner JennAir gas cook top, a side by side refrigerator and a built-in JennAir oven, microwave and Bosch dishwasher. There is plenty of storage space with custom cabinetry and a walk in pantry. The spacious living area boasts built-in cabinets, gas fire place and access to the large deck and back yard. The large bright dining area has room for all your guests. A two piece powder room rounds out the main floor. Up to the second floor brings you to the second primary bedroom with walk in closet, with built ins and 4 piece ensuite. Two additional bedrooms, a 4 piece bath and laundry room finish off this floor. The top floor features the impressive primary bedroom with walk-in closet, spa like 5 piece ensuite and a private full width balcony with amazing easterly views. The fully developed basement greets you with a massive wet bar with beverage fridge, 5th bedroom, 4 piece bath and the utility room. Some of the upgrades include heated ensuite floors, ethernet throughout, built-in speakers and a steam shower. Exit from the main floor to the private backyard with large deck, with gas hook up, a storage shed and detached 2 car garage. You will love the west facing custom patio in the front yard to enjoy your favorite beverage on the warm summer evenings! Book your showing today!