



**3204 24A Street SW**  
**Calgary, Alberta**

**MLS # A2297003**



**\$920,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,864 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** n/a

This spacious bungalow in Richmond offers over 2,940 sq ft of total developed living space on a 60 x 125 ft corner lot. With more than 1,800 sq ft above grade, the home features a bright and functional main floor with large windows that bring in plenty of natural light. The updated kitchen sits at the center of the home and includes a skylight, helping brighten the main living areas. Hardwood and granite tile flooring run throughout much of the main floor, connecting two generous living spaces designed for comfortable everyday living. The main level includes three well sized bedrooms, including a primary bedroom with walk in closet and a private ensuite. The fully finished basement expands the home's living space with additional bedrooms and flexible recreation areas, bringing the total to five bedrooms and three full bathrooms. Outside, the oversized 60 x 125 ft lot provides a spacious yard, large back deck, and an attached garage, a rare feature in this inner city location. The roof has also been recently replaced, offering added peace of mind for future owners. Located in the desirable community of Richmond, the property is just a 10 minute drive to downtown Calgary and the University of Calgary. It is also within walking distance to the restaurants, shops, and amenities of Marda Loop. Families will appreciate the many nearby elementary and high schools, along with easy access to Mount Royal University. The neighbourhood also offers excellent recreation options including community halls, tennis courts, ball fields, and outdoor skating rinks.