



**303, 1917 24A Street SW  
Calgary, Alberta**

**MLS # A2179166**



**\$295,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 632
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Storage		

**Inclusions:** murphy bed frame

Welcome Home!! This spacious and bright, top floor home is move-in ready and features 2 bedrooms + den and an open floorplan. The well appointed kitchen has plenty of cabinets, granite counters, stainless steel appliances, tiled backsplash and is open to the dining and living rooms perfect for any size of gathering with family and friends. The living room has plenty of natural light from the large patio doors leading to your west facing covered private balcony. There are 2 good sized bedrooms, one with a murphy bed, the main bath and a den/laundry room with plenty of built-in storage cabinets. You also get an assigned parking stall in the heated underground parkade. Glengarry House is located just steps from 17th Avenue, and has great access transit, major thoroughfares and only mins to Westbrook mall and downtown. Perfect for the first time buyer or investor. Don't miss out!