

# \$565,000 - 2, 2426 24a Street Sw, Calgary

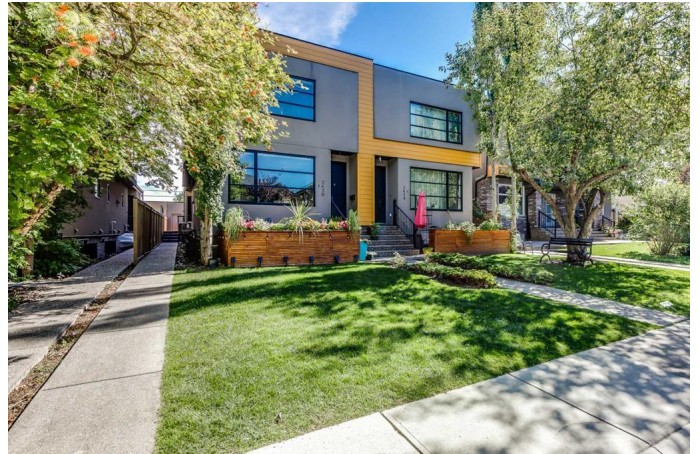
MLS® #A2207143

**\$565,000**

3 Bedroom, 4.00 Bathroom, 1,151 sqft  
Residential on 0.00 Acres

Richmond, Calgary, Alberta

Nestled on a charming street in the sought-after Richmond community, this stunning 3-bedroom, 3.5-bathroom townhouse offers over 1,600 sqft of beautifully developed living space. Ideal for families or professionals, this home combines modern convenience with comfort and style. As you enter, youâ€™re welcomed by a bright spacious open concept main floor boasting high ceilings, lots of natural light and a cosy fireplace, creating a warm and inviting atmosphere. The living room seamlessly flows into an outdoor space, perfect for outdoor entertaining or relaxation. The well-appointed kitchen features a gas stove top, quartz counters, and a functional layout that makes cooking a pleasure. Upstairs, the primary suite is complete with a spacious bedroom, a generous walk-in closet, and an elegant ensuite bathroom featuring dual sinks and walk-in shower. A second bedroom with its own ensuite and a convenient upper-level laundry room rounds off the upper level. The fully developed basement extends your living space, offering a versatile rec room, a third bedroom, and an additional full bathroom. The home is also wired for sound with built-in speakers, enhancing your entertainment experience. Central air conditioning ensures comfortable living during the warm summer months. A detached garage provides secure parking and additional storage space. Situated close to parks, schools, highstreets and downtown, this townhome offers a perfect blend of tranquillity,



lifestyle and urban convenience. Don't miss the opportunity to make this exceptional property your new home!

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2207143      |
| Price          | \$565,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,151         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2, 2426 24a Street Sw |
| Subdivision | Richmond              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 1W1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Skylight(s)                  |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Oven |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | None                                 |
| Lot Description   | Back Lane, Landscaped, Level         |
| Roof              | Rubber                               |
| Construction      | Composite Siding, Stucco, Wood Frame |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 17              |
| Zoning         | M-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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