

# \$625,000 - 1, 2422 24a Street Sw, Calgary

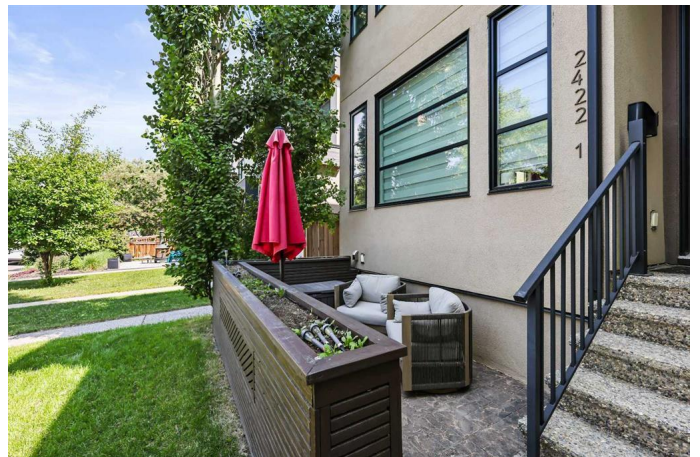
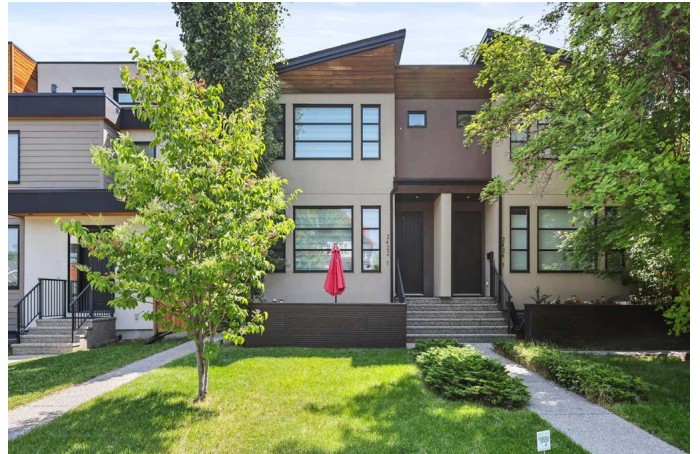
MLS® #A2229644

## \$625,000

3 Bedroom, 4.00 Bathroom, 1,306 sqft  
Residential on 0.00 Acres

Richmond, Calgary, Alberta

Welcome to this well maintained 2-storey home with 3 beds and 3.5 bathrooms including 3 ENSUITE BATHROOMS, a detached garage, AIR CONDITIONING and an excellent 10/10 location in the heart of Richmond near schools, green space, walking/biking paths, parks, public transit, easy access to Crowchild Trail, Killarney Off Leash Dog Park, Killarney Glengarry Community Centre, shopping, restaurants and playgrounds. The main living space greets you with pristine hardwood flooring and a sunny open concept layout with lots of windows that seamlessly connects the living room with a gas fireplace feature to the dining room, modern kitchen with stainless steel appliances, quartz countertops, built in speakers, a large pantry and half bathroom. The upper level has two large bedrooms including the primary bedroom oasis with a large walk-in closet and a 4-piece ensuite bathroom with a fully tiled shower and dual quartz countertop vanity. Down the hall you'll find the upstairs laundry and also another bedroom that rocks another 4-piece ensuite bathroom. The lower level hosts a spacious family room that is perfect as an exercise space, family movie nights or for entertaining with the built in bar. Adjacent you'll find a large 3rd bedroom that boasts yet another ensuite bathroom. The mechanical in this home is excellent with a high efficiency furnace, updated hot water tank, heat recovery ventilation unit, water softener and A/C. It's refreshing to see a 2-storey home with a



garage in great shape and with such an excellent location at this price point!

Built in 2011

### Essential Information

MLS® #	A2229644
Price	\$625,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,306
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1, 2422 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	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window

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

## Exterior

Exterior Features	Other
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	M-CG d72

## Listing Details

Listing Office	Grassroots Realty Group
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