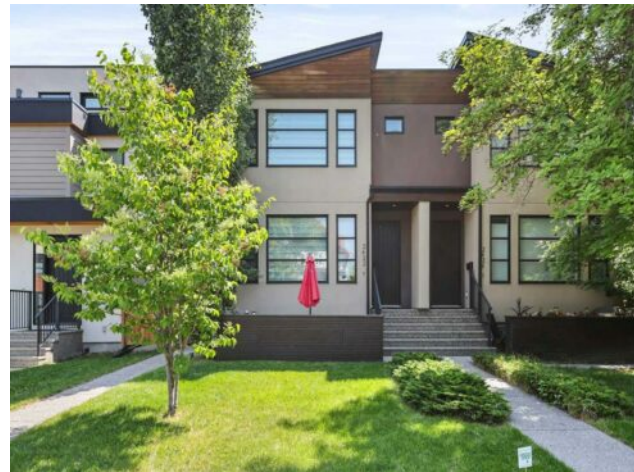


**1, 2422 24A Street SW**  
**Calgary, Alberta**

**MLS # A2229644**



**\$625,000**

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 306
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
<b>Inclusions:</b>	None		

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!