

# \$1,099,000 - 2322 24 Avenue Sw, Calgary

MLS® #A2203507

**\$1,099,000**

5 Bedroom, 4.00 Bathroom, 2,302 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Imagine waking up in a home that effortlessly blends luxury, comfort, and convenience. Nestled in a prime location near Marda Loop and Sunken Garden Park, this beautiful semi-detached residence offers the perfect balance of urban accessibility and quiet retreat. With quick access to Downtown, Crowchild Trail, and 17th Avenue, everything you need is just moments away. Step inside, where 3000+ sq. ft. of thoughtfully designed living space welcomes you with warmth and sophistication. The wide-plank hardwood floors add to the seamless flow connecting the open plan from the Dining Room throughout main level, where the heart of the home—a chef's dream kitchen—awaits. Picture yourself preparing meals with Bosch stainless steel built-in appliances, double wall ovens, and a gas cooktop, all centered around an expansive quartz island perfect for gathering. Adjacent, the elegant dining area flows seamlessly into the living room, with a cozy gas fireplace and custom built-ins create an inviting atmosphere.

Beyond the living space, a mudroom with built-in lockers and a powder room provides both style and function, offering easy access to the private backyard oasis. Here, a spacious aggregate concrete patio, artificial turf, and a BBQ gas line set the scene for great summer BBQs coming.

Upstairs, the primary suite is a true



retreatâ€”an escape within your own home. Heated floors, a luxurious steam shower, double vanities, and custom walk-in closets (one with direct access to the laundry room) redefine comfort and convenience. A sunlit front bonus room offers endless possibilitiesâ€”whether you need a second family room, a home office, or a play area. Three additional bedrooms, a well-appointed 4-piece bath, and a generous linen closet complete the upper second and third levels.

Downstairs, the fully finished basement is designed for both relaxation and entertainment. Imagine hosting game nights at the wet bar, complete with a beverage center and wine storage. Oversized windows flood the space with natural light, while in-floor heating ensures year-round comfort. A spacious fifth bedroom (or gym), a sleek 3-piece bath, and extra storage make this level as practical as it is stylish.

Even the garage is thoughtfully designedâ€”heated and equipped with a 240V electric car charging station. Every detail of this home has been meticulously considered, from its high-end finishes to its intelligent layout, offering a perfect blend of luxury and livability.

If youâ€™re searching for a home that tells a story of modern elegance and effortless living, this is it. Come see it for yourself and imagine the next chapter of your life unfolding here.

Built in 2017

## **Essential Information**

MLS® #	A2203507
Price	\$1,099,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,302
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	2322 24 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0Y4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	31
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.