

# \$525,000 - 2, 2809 24a Street Sw, Calgary

MLS® #A2228314

**\$525,000**

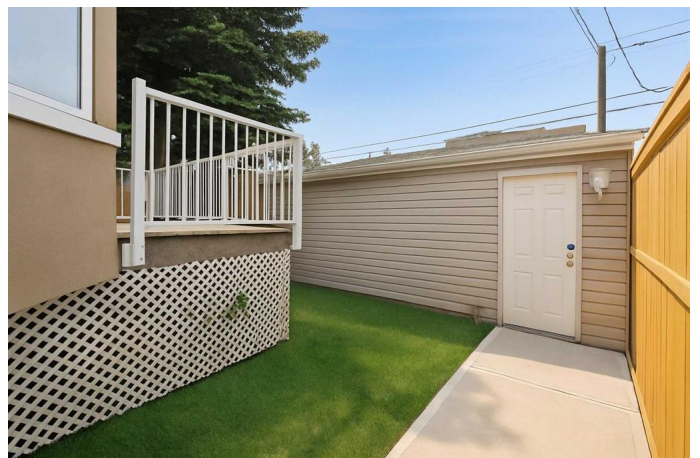
3 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

Join us at our OPEN HOUSE, SAT JUNE 14th - 12:00pm - 3:00pm. Here is the one you have been waiting for! Prime location in a quiet pocket of the Richmond/Marda Loop Area.

This renovated property features over 2000 sq ft of space with fully finished basement, 3 bedrooms, and 2.5 bathrooms. As you enter the open concept floorplan you are greeted by the gleaming luxury vinyl plank flooring and big bright windows letting in tons of natural light. Renovated kitchen with crisp white cabinetry, quartz counters, stainless steel appliances, tile backsplash, under cabinet lighting, corner pantry, and open bar ledge to the dining area. Spacious living room with cozy tile faced gas fireplace, bright bay window, and garden door out to the West facing deck. A convenient 2-piece bathroom and separate main floor laundry room with newer washer and dryer complete the main level. Head upstairs to the master suite with walk-in closet and cheater door to the large bathroom with quartz counters, tile flooring, corner glass shower, and corner jetted tub. Good sized second bedroom with a large closet completes the upper floor. Fully finished basement with huge family room set up for entertainment makes a great movie room. Another large 3rd bedroom and full 3-piece bathroom finish off the lower level that's great for visitors, older kids, or a roommate. All this with a single detached garage in a well-run complex with lower condo fees! Recent updates include new roof in 2019, new fences and walkways in 2025, hot



water tank in unit 2021. Located in one of Calgary's most desirable areas surrounded by amenities and minutes from vibrant Marda Loop shops, restaurants, parks, public transit, and quick access to DT core. The icing on the cake? Located next door to quiet neighborhood brewery!

Built in 1999

### Essential Information

MLS® #	A2228314
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,382
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2, 2809 24a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1W4

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Rear, On Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Closet Organizers, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	M-C1

## Listing Details

Listing Office	Real Broker
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