

# \$525,000 - 2, 1933 24 Street Sw, Calgary

MLS® #A2231569

**\$525,000**

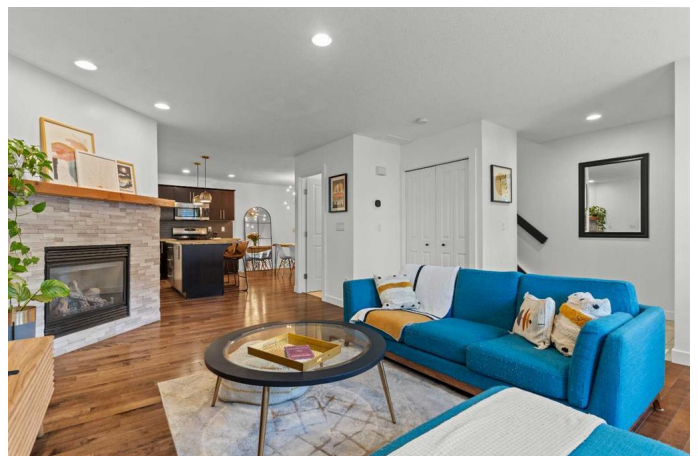
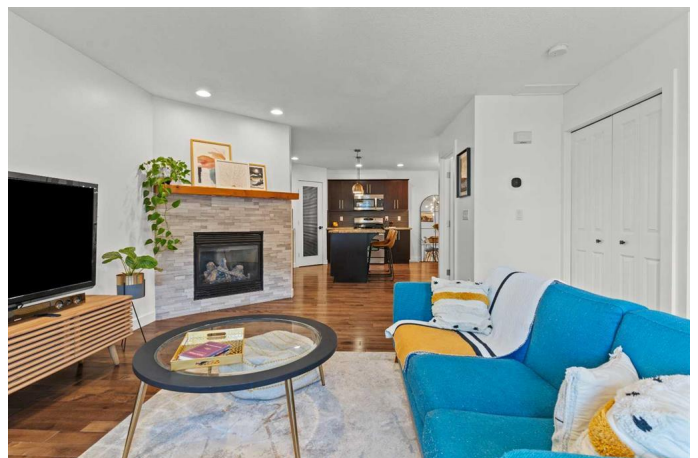
2 Bedroom, 3.00 Bathroom, 1,758 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

2 BEDROOMS | 2 1/2 BATHROOMS |  
3-STOREY TOWNHOME | REAR UNIT |  
1,757 SQFT | SINGLE DETACHED GARAGE  
| BONUS 3RD FLOOR FLEX SPACE |

Welcome to this stylish and spacious 3-level townhome offering over 1,750 sqft of living space in the heart of desirable Richmond. This well-designed home boasts 2 bedrooms, 2.5 bathrooms, an open-concept main floor, and an oversized top-level bonus room, making it perfect for modern inner-city living. The main floor features warm hardwood flooring throughout and an open layout that connects the living, dining, and kitchen areas seamlessly. The kitchen is equipped with granite countertops, a large island with breakfast bar, stainless steel appliances, gas range, convenient pantry, and a new microwave hood fan (2025) and dishwasher (2023). The inviting living room centers around a cozy gas fireplace, and the separate dining area comfortably accommodates seating for 4-6, making it perfect for entertaining. A 2-piece powder room and large front closet complete this level. Upstairs, the primary suite features large windows, a walk-in closet and 4-piece ensuite providing the perfect space to relax after a long day. A second spacious bedroom, another 4-piece bathroom, nook and upper-floor laundry provide both convenience and functionality. The third-floor flex room is a standout space, making it ideal as a home office, media/family room, or guest area. This home also includes a spacious unfinished



basement with ample storage and great potential to develop into your own space. Just outside your front door, you will enjoy your private patio with bbq gas hookup and with room for a seating area. This home also includes a single detached garage, app controlled thermostats and locks, and visitor parking. For those without a vehicle, the C-train line is a 10 minute walk and the Express line buses run on both Crowchild and 17th Avenue. Located just minutes from 17th Avenue, Crowchild Trail, and city transit, this home has easy access to shops, parks, dog parks, golf courses, schools, and all the best inner-city amenities. Enjoy low condo fees, incredible value, and a move-in-ready home in one of Calgary's best walkable neighbourhoods. Book your showing today and view this immaculate home for yourself!

Built in 2006

**Essential Information**

MLS® #	A2231569
Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,758
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	2, 1933 24 Street Sw
Subdivision	Richmond

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1S9

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas 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	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	8
Zoning	M-C1

### 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.