

# \$649,900 - 1, 2408 24a Street Sw, Calgary

MLS® #A2254737

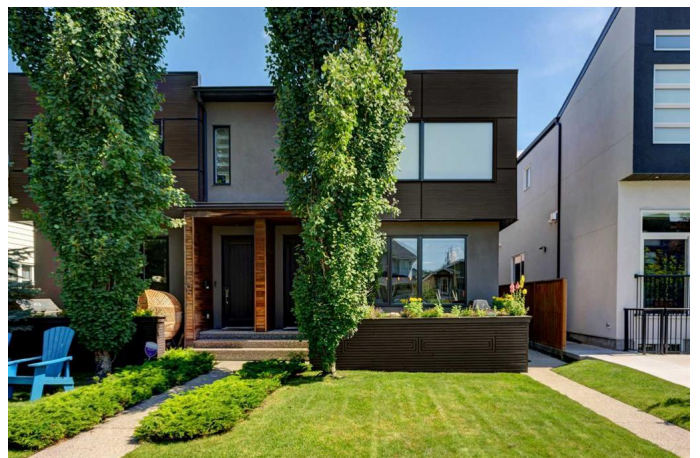
**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,331 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

This impeccably maintained & elegantly appointed home offers the perfect blend of style & functionality in one of Calgary's most desirable inner-city communities. This like-new home welcomes you with a bright, open-concept layout ideal for both everyday living & sophisticated entertaining. The gourmet island kitchen features gleaming white quartz countertops, soft-close cabinetry, a generous pantry, gas stove, & an inviting eating bar. Rich hardwood floors span the main level, complemented by soaring 9' ceilings & a sleek gas fireplace that anchors the sun-drenched living room. Upstairs, the dual master suite design provides luxurious comfort & privacy. Each bedroom boasts its own spa-inspired ensuite with in-floor heating. The primary retreat features a striking tile accent wall, custom walk-in closet with built-ins, dual vanities, & an indulgent steam shower with full body jets. The fully developed lower level offers additional living space with a large family room, third bedroom, & another beautifully finished 3-piece bathroom with heated floors. Step outside to your west-facing exposed aggregate patio—complete with gas line hook-up—perfect for al fresco dining or cozy evening gatherings. Keep your car clear of snow in the rear garage & your guests will enjoy the visitor parking stall at the back. Ideally situated just 12 minutes by bus to downtown & offering effortless access to major roadways, parks, schools, shopping, & the vibrant energy of Marda Loop. You'll love



living here!!!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2254737      |
| Price          | \$649,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,331         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1, 2408 24a Street Sw |
| Subdivision | Richmond              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 1W1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)                             |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 2              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | BBQ gas line          |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco, Wood Frame    |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 9                   |
| Zoning         | M-CG d72            |

### Listing Details

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

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