



GRASSROOTS

REALTY GROUP

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**2418 24A Street SW
Calgary, Alberta**

MLS # A2295875



\$1,030,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,636 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), WaterSense Fixture(s), Wet Bar		
Inclusions:	N/A		

Welcome to your new inner-city oasis. Located in the popular community of Richmond this 3 storey semi-detached home will surely impress! This house is as central as it gets – downtown is a 10 minute drive, there is transit access a block away, all the shops and restaurant of Marda Loop are a 15 minute walk, and there are multiple schools within three blocks. With a total of 5 bedrooms and 5 bathrooms, this family friendly home offers over 3500 sq ft of air conditioned living space and shows pride of ownership. The bright and airy main floor is a wide open layout featuring impressive kitchen with a huge island, wood grain porcelain tile throughout, wine fridge, a six burner JennAir gas cook top, a side by side refrigerator and a built-in JennAir oven, microwave, and Bosch dishwasher. There is plenty of storage space with custom cabinetry and a huge walk-in pantry. The spacious living area boasts built-in cabinets, gas fire place and access to the large deck and back yard. The large bright, west facing dining area has room for all your guests and a view out to your sunny and quiet front patio. A two piece powder room with architectural concrete finishes rounds out the main floor. Up the open wood and glass staircase, the second floor brings you to the second primary bedroom with a large walk in closet, with built ins and 4 piece ensuite, including a steam shower and heated floors. Two additional bedrooms, a 4 piece bath and laundry room finish off this floor. The top floor features the impressive primary bedroom with walk-in closet, spa like 5 piece ensuite and a private full width balcony with amazing easterly views. The fully developed basement greets you with a massive wet bar with beverage fridge, 5th bedroom, 4 piece bath and the utility room. Some of the upgrades include heated ensuite floors, ethernet throughout, and built-in speakers. Exit from the

main floor to the private backyard with large deck, with gas hook up, a storage shed and detached 2 car garage. You will love the quiet, west facing custom patio in the front yard to enjoy your favorite beverage on the warm summer evenings! Book your showing today!