



**GRASSROOTS**

REALTY GROUP

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**2319 24 Avenue SW**  
**Calgary, Alberta**

**MLS # A2306049**



**\$874,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Richmond                                     |               |                   |
| <b>Type:</b>     | Residential/Duplex                           |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side              |               |                   |
| <b>Size:</b>     | 1,732 sq.ft.                                 | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                       |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Cul-De-Sac |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Central, Fireplace(s), Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Stucco, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | N/A   |                   |      |

Experience refined west coast inspired living in this exceptional residence, ideally situated in the South West community of Richmond on a quiet street. Designed with intention and bathed in natural light, this 4-bedroom home offers a seamless blend of timeless sophistication and modern comfort. From the moment you enter, wide-plank hardwood floors set a warm, elevated tone across the main level. The chef’s kitchen is both striking and functional, appointed with high-end appliances, a 5-burner gas cooktop, and elegant subway tile that adds depth and texture. Morning light pours into the space, drawing you effortlessly out to the deck and into the backyard beyond. A thoughtfully integrated pantry and mudroom provide a rare and refined transition space, designed to keep everyday living beautifully out of sight, with convenient access to the double detached garage. The great room is a true gathering space, bright, open, and inviting and anchored by a sleek fireplace with access to a west facing deck. At the center of it all, a striking glass staircase with warm wood railings acts as both a sculptural feature and a statement of the home’s intentional design. Upstairs, the sense of calm continues. The primary retreat is a private sanctuary, complete with a walk-in closet with built ins and a spa-inspired ensuite illuminated by a skylight, featuring a tiled glass steam shower, double vanity, and heated floors. Two additional bedrooms, a well appointed bathroom, and a dedicated laundry room complete the upper level. The fully developed lower level is designed with lifestyle in mind—perfect for entertaining or unwinding. A spacious rec area with wet bar invites connection, while the additional bedroom and 4-piece bath offer comfort and privacy for guests or a growing family. Perfectly positioned just minutes from the vibrancy of Marda Loop, River Park, and an

extensive network of pathways and dog parks, this home offers effortless access to schools, MRU, and downtown via 14th Street and Crowchild Trail. Additional features are hot water on demand, rough-in for A/C, VacuFlo, and speakers, this is a home where design, function, and location come together with quiet confidence.