



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1, 2432 24A Street SW
Calgary, Alberta

MLS # A2307158



\$650,000

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,319 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Off Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 470
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)

Inclusions: Tv Wall Mount(s), Window Blinds

OPEN HOUSE | SUNDAY MAY 3, 2-4 PM

We're so excited to share our home with you! It's been such a special place for us, and we truly hope the next owners will love it just as much as we have. Tucked away on a quiet, tree-lined street in the heart of Richmond/Killarney, this home has given us the perfect blend of inner-city convenience and peaceful and welcoming atmosphere for both us and our guests (and pets!). Within our boutique four-plex, we truly believe this is the best-positioned home. With south and west exposure, natural light pours in from morning through evening, it's something we've always loved and never taken for granted. Inside, we've taken great pride in maintaining and upgrading the home so it's as comfortable and worry-free as possible. The new furnace and air conditioning (2022) and hot water tank (2021) were important investments for us, giving real peace of mind. The main floor has always been where we gather most. The 9-foot ceilings, big windows, and open layout make it feel bright and welcoming year-round. We chose durable luxury vinyl plank flooring because we wanted something that looked beautiful but could truly handle day-to-day life. The kitchen has been the heart of our home, with quartz countertops, a gas stove, a large island, and an oversized pantry, it's where so many great meals and conversations have happened. The built-in speakers and natural gas BBQ hookup have made hosting friends and family easy and fun. Upstairs, we love how each bedroom feels like its own private retreat. The primary bedroom, with its west-facing windows, gets the most beautiful evening light. The ensuite has been a little spa escape for us, especially the deep soaker tub. Having a second bedroom with its own ensuite has also

been such a great feature for guests and family. The basement, with its high ceilings and big windows has added so much flexibility to our day-to-day living. The large flex space is currently a home gym and the bright bedroom serves as our dual offices, while once upon a time, it was a private retreat for our roommate, complete with their own full bathroom and plenty of storage. What we miss most, though, is how easy this home has made life. Between the shared garage, low-maintenance exterior, location and the incredible neighbours, it's been such a comfortable and convenient place to live. We're incredibly proud of this home and all the memories we've created here. It's truly a special place, and we can't wait for the next owners to make it their own.

Welcome home