



GRASSROOTS
REALTY GROUP

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2, 2013 24 Street SW
Calgary, Alberta

MLS # A2309494



\$474,900

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions:	NA
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“BEST VALUE IN RICHMOND | OVER 1,665 SQ FT OF FINISHED LIVING SPACE Welcome to this move-in-ready, three-level inner-city townhome offering over 1,665 sq ft of fully finished living space in one of Calgary’s most sought-after southwest communities. This quiet back unit combines space, privacy, and convenience, minutes from schools, shopping, 17th Ave, and Crowchild Trail. This well-designed layout includes 2 bedrooms, 2.5 bathrooms, and multiple living areas, making it ideal for professionals, couples, young families, or those looking to upsize or downsize without compromise. The main floor has been recently renovated with refinished hardwood flooring, recessed lighting, fresh paint, new carpet, and blinds. The kitchen features dark cabinetry, stainless steel appliances, a pantry, and a range with a built-in air fryer. A breakfast bar connects seamlessly to the dining area and spacious living room with a gas fireplace. Upstairs, the primary bedroom offers a walk-in closet and private access to the renovated four-piece bathroom, complete with a glass shower featuring triple rainfall heads and a soaker tub. A second well-sized bedroom sits on the opposite end of the hall, providing flexibility and privacy. The fully finished lower level adds significant value with a second living space ideal for movie nights, a home office, or guests, plus a full three-piece bathroom and laundry room. Outside, enjoy a large private deck with a new dual gas line, perfect for running your BBQ and fire pit simultaneously. Additional highlights: Detached garage Snow removal included If you’re looking for an inner-city home that delivers space, functionality, and exceptional value in Richmond, this is one you won’t want to miss. Book your showing today.”

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