



GRASSROOTS
REALTY GROUP

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2622 24A Street SW
Calgary, Alberta

MLS # A2331863



\$814,900

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,530 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Vaulted Ceiling(s)		

Inclusions: Basement: Electric Stove, Refrigerator, Washer, Dryer

****OPEN HOUSE: SUNDAY, JULY 26, 1 PM - 3 PM**** DETACHED INNER-CITY HOME ON A 25' x 125' LOT W/ AN ILLEGAL BASEMENT SUITE & A SEPARATE ENTRANCE IN KILLARNEY, JUST MINUTES FROM DOWNTOWN. This move-in ready home offers fresh paint touch-ups and thoughtful upgrades. With over 2,750 sq. ft, it offers 4 bedrooms, 3.5 bathrooms, a self-contained 1-bedroom illegal basement suite with a separate entrance, and an oversized insulated double detached garage. A welcoming porch leads into the bright open-concept main floor with luxury vinyl plank flooring and oversized front windows. A spacious living room is centred around a gas fireplace. The central dining area connects seamlessly to the beautifully updated kitchen, complete with granite countertops, white cabinetry, a centre island, a breakfast bar with a warm wood countertop, built-in desk, and a stylish new backsplash. Step outside to the large rear deck overlooking the fully fenced backyard with a grassy area. A stone-paved pathway leads to the insulated, drywalled double detached garage. A discreet powder room completes the main level. Upstairs, luxury vinyl flooring continues throughout. The spacious retreat features vaulted ceilings, panoramic windows, and a large closet. The 4-pc ensuite offers a soaker tub and a separate shower. Two additional bedrooms are generously sized and share a full main bathroom. The laundry closet with side-by-side washer and dryer is also conveniently on this level. The fully developed basement with tile flooring offers a self-contained 1-bedroom illegal suite with its own private entrance, a full kitchen with a breakfast bar, and a spacious living room. The generous bedroom comes with a closet and is served by a full bathroom with a tub/shower combination. A dedicated washer and dryer are also

included. A new hot water tank provides additional peace of mind. Located in the highly sought-after community of Killarney/Glengarry, residents enjoy easy access to parks, playgrounds, and recreation, including the Killarney Aquatic & Recreation Centre. Families benefit from the proximity to nearby schools, including Richmond School and Banbury Crossroads School. Shopping, restaurants, caf  s, and daily amenities are just minutes away along 17th Avenue SW and Westbrook, while quick access to downtown, Crowchild Trail, and Sarcee Trail makes commuting effortless.