

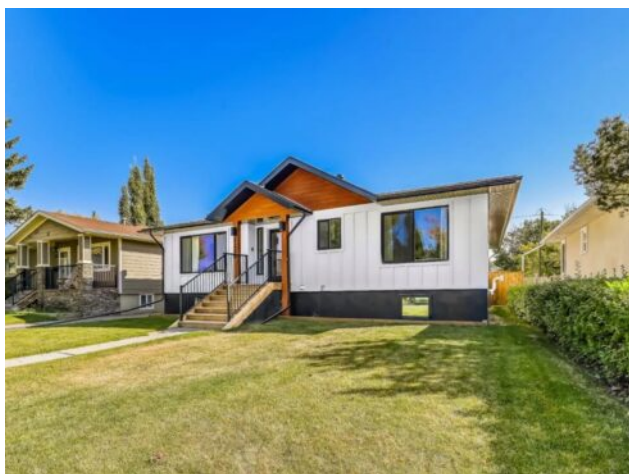


GRASSROOTS
REALTY GROUP

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3224 24A Street SW
Calgary, Alberta

MLS # A2344885



\$1,375,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,788 sq.ft.	Age:	1953 (73 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Private		

Heating: High Efficiency, In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Concrete, Wood Frame

Foundation: Poured Concrete

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Smart Home, Tankless Hot Water

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Sonos system, AC Unit

Welcome to this completely renovated bungalow in the desirable community of Richmond. Walk out your back gate and enjoy a large green space, no neighbours behind you, and the walking paths to Marda Loop. Located on a quiet street, this location cannot be beat. Enjoy over 2900 sqft of finished living space with an abundance of natural light throughout. This 6 bedroom, 3 bathroom home was professionally renovated with extensive improvements including new hardie board, a new furnace, AC, new electrical, new plumbing, and new windows and doors. High end updates to the interior include a brand-new custom kitchen that is perfect for entertaining. The kitchen features floor to ceiling cabinet space, extra lower cabinets throughout the dining room, a separate walk-in pantry with counter space and outlets, and an oversized island with waterfall quartz countertops. The kitchen is outfitted with top of the line Jenn-Air appliances including a gas range and a built in oven and microwave. You will find wide plank white oak engineered hardwood flooring throughout the main floor, heated tile floors in all 3 bathrooms, and new plush carpet throughout the basement. Built in speakers throughout the house make listening to music and entertaining a breeze. The primary ensuite bathroom feels like a spa! Featuring a 6 foot shower, separate soaker tub, and double vanities, this bathroom is sure to impress. The sliding doors from the dining room lead to the brand new deck with a built in privacy screen and new fence. Outside, you will find a newly landscaped backyard, and a new detached oversized double garage with plenty of space for your vehicles and tools. This home sits on a large 50' X 125' lot, less than 10 minutes from downtown, and easy access to Marda Loop and Crowchild making it the perfect option for inner city living. This home is turn-key, in

immaculate condition, and just waiting for its new owner to put their special touch on it.