



## 2306 24 Avenue Calgary Alberta

\$780,000

Welcome to 2306 24 Ave. S.W. in the Inner City community of Richmond. Situated in the little pocket between Richmond Road and Crowchild Trail, the location of this property is spectacular. Two doors from a park with play structures for the kids, 5 minutes from downtown, easy access to 17th Ave. and Crowchild Trail...not many areas can beat that. The home itself is lovely. Starting with the outside, it has been landscaped for low-maintenance living, and features a front private patio that is just off the kitchen/dining area, as well as a treed private back yard with no grass to cut! Inside, The living room is at the back of the house featuring a beautiful fireplace. The kitchen, which was recently redone is at the front, with tons of windows for letting in all of that morning light. Upstairs, you'll find two primary suites. The main bedroom has its own balcony, lots of windows, and plenty of room for an extra sitting area. The ensuite in this room has just recently gone through a top-to-bottom renovation, and the craftsmanship is awesome. The basement is fully developed with a large bedroom, storage area, living room, and 4th bathroom. A double detached garage completes the package. For more details, and to see our 360 Virtual Tour, click the links below. (id:6769)

3pc Bathroom 6.58 Ft x 8.25 Ft

Bedroom 19.33 Ft x 15.42 Ft

Recreational, Games room 19.33 Ft x 12.50 Ft

Furnace 12.75 Ft x 10.00 Ft

2pc Bathroom 7.00 Ft x 4.92 Ft

Dining room 11.33 Ft x 15.75 Ft

Kitchen 8.75 Ft x 12.75 Ft

Living room 20.08 Ft x 13.25 Ft

3pc Bathroom 7.50 Ft x 8.25 Ft

4pc Bathroom 9.08 Ft x 11.00 Ft

Bedroom 12.25 Ft x 13.08 Ft

Primary Bedroom 17.67 Ft x 16.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.krgroup.ca/>



See

**Mirror**

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