



2408 24A Street Calgary Alberta

\$649,900

Welcome to an exquisite townhouse crafted by Sarina Homes in the vibrant Richmond/Killarney neighbourhood. This impeccably maintained private unit offers over 1,900 sqft of developed space across three levels, showcasing meticulous attention to detail by its original owners. Upon entering, hardwood floors grace the main level, complemented by 9-foot ceilings that enhance the open and inviting floor plan and is adorned with a stunning gas fireplace in the the well-lit living room. The chef's kitchen is a culinary haven with white quartz countertops, a beautiful tile backsplash, and rich dark cabinetry featuring soft-close mechanisms and custom storage configurations. Stainless steel appliances, including a gas range, complete this gourmet space. Pride of ownership resonates throughout, evident in the thoughtful upgrades and features. This home ensures tranquillity with its solid construction and premium windows and doors, air conditioning, humidifier, tankless hot water system, new smoke/CO detectors and Sonos speakers through all 3 levels. The upper level hosts two bedrooms, each a full ensuite bathroom with heated tile floors, while the main suite is adorned with a spacious walk-in closet and boasts dual vanities, an elegant steam shower with full body jets, offering a spa-like retreat. The lower level encompasses a versatile living and entertaining space, a third bedroom/office/flex room, and a 3-piece bathroom with heated tile floors, providing a retreat for relaxation. The property includes a west facing deck off the front lawn and a single detached garage with dedicated parking in the back. This 4-unit complex fosters community, with owners collaborating to create an appealing living environment. Pets allowed with board approval. The location is ideal, close to Marda Loop, 17th Ave, schools, parks, playgrounds, and the exciting development at Currie Barracks. ...

Recreational, Games room 11.42 Ft x 17.67 Ft

Bedroom 12.00 Ft x 11.08 Ft

3pc Bathroom 5.42 Ft x 6.50 Ft

Storage 5.83 Ft x 3.25 Ft

Furnace 5.42 Ft x 9.92 Ft

Living room 12.67 Ft x 14.08 Ft

Pantry 4.50 Ft x 4.58 Ft

2pc Bathroom 4.67 Ft x 4.67 Ft

Primary Bedroom 14.00 Ft x 14.08 Ft

6pc Bathroom 9.33 Ft x 8.08 Ft

Other 8.67 Ft x 5.00 Ft

Bedroom 10.00 Ft x 14.33 Ft

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Listing Presented By:



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RE/MAX[®]

**RE/MAX REAL ESTATE
(CENTRAL)**

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Dining room 8.00 Ft x 14.58 Ft

4pc Bathroom 4.92 Ft x 9.75 Ft

Other 10.25 Ft x 13.17 Ft

Laundry room 3.33 Ft x 3.42 Ft