



## 2809 24A Street Calgary Alberta

\$525,000

Here is the one you have been waiting for! Prime location in a quiet pocket of the Richmond/Marda Loop Area. This renovated property features over 2000 sq ft of space with fully finished basement, 3 bedrooms, and 2.5 bathrooms. As you enter the open concept floorplan you are greeted by the gleaming luxury vinyl plank flooring and big bright windows letting in tons of natural light. Renovated kitchen with crisp white cabinetry, quartz counters, stainless steel appliances, tile backsplash, under cabinet lighting, corner pantry, and open bar ledge to the dining area. Spacious living room with cozy tile faced gas fireplace, bright bay window, and garden door out to the West facing deck. A convenient 2-piece bathroom and separate main floor laundry room with newer washer and dryer complete the main level. Head upstairs to the master suite with walk-in closet and cheater door to the large bathroom with quartz counters, tile flooring, corner glass shower, and corner jetted tub. Good sized second bedroom with a large closet completes the upper floor. Fully finished basement with huge family room set up for entertainment makes a great movie room. Another large 3rd bedroom and full 3-piece bathroom finish off the lower level that's great for visitors, older kids, or a roommate. All this with a single detached garage in a well-run complex with lower condo fees! Recent updates include new roof in 2019, new fences and walkways in 2025, hot water tank in unit 2021. Located in one of Calgary's most desirable areas surrounded by amenities and minutes from vibrant Marda Loop shops, restaurants, parks, public transit, and quick access to DT core. The icing on the cake? Located next door to quiet neighborhood brewery! (id:6769)

Primary Bedroom 15.00 Ft x 12.75 Ft

Other 7.25 Ft x 3.25 Ft

4pc Bathroom 10.25 Ft x 9.17 Ft

Other 6.67 Ft x 4.83 Ft

Bedroom 13.08 Ft x 9.75 Ft

Other 9.67 Ft x 3.58 Ft

Family room 15.58 Ft x 13.25 Ft

Furnace 8.17 Ft x 5.50 Ft

3pc Bathroom 9.25 Ft x 5.67 Ft

Living room 16.00 Ft x 13.42 Ft

Kitchen 11.83 Ft x 11.08 Ft

Dining room 8.25 Ft x 7.75 Ft

Foyer 4.17 Ft x 3.33 Ft

Other 4.83 Ft x 3.83 Ft

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Listing Presented By:



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Bedroom 14.25 Ft x 13.67 Ft

Laundry room 5.58 Ft x 5.58 Ft

Other 6.92 Ft x 3.67 Ft

2pc Bathroom 5.58 Ft x 5.42 Ft