



## 2334 24 Avenue Calgary Alberta

\$1,239,000

Hello, Gorgeous! Welcome home to this 3 storey 2,381 SQFT, 5 bed, 4.5 bath fully developed semi-detached home in the inner city community of Richmond. Loaded with luxury features including air conditioning, you enter the home to the open concept living, dining and kitchen on the main level. The living room focal point is the open flame bioethanol fireplace with wainscoting surround. The bright and sunny kitchen offers Thermador appliances, under cabinet lighting, gas cooktop, quartz countertops and island as well as tons of cabinetry with additional storage solutions such as pull-out pantry and spice rack. The rear entrance off the kitchen has a built-in locker system, your powder room and access to your low landscaped backyard and heated double detached garage. Oak hardwood flooring spans the entire home and the open riser staircase takes you up to the first upper level. A second primary bedroom can be found at the front of the home with a balcony, built-in wardrobe, 3-piece bath ensuite complete with stand alone glass shower, privacy toilet and heated tile floors. At the rear of the home you have 2 additional bedrooms as well as your laundry room and additional 4-piece bath. Dance your way through the home with built in BOSE speakers as you head to the third floor dedicated to the primary bedroom. This third level is truly an oasis and a place you can start your day or unwind after a long workday. A private balcony overlooks the backyard with city views to the east. You will absolutely love this ensuite that combines space and function with dual vanities, soaker tub, heated tile flooring, another open flame fireplace, steam shower, and the huge walk-in closet complete with built-ins. The fully finished basement features a custom wine storage at the bottom of the stairs, large built in media centre with wet bar and built-in office space. An additional bedroom...

3pc Bathroom 6.42 Ft x 12.00 Ft

4pc Bathroom 9.50 Ft x 4.92 Ft

Bedroom 9.08 Ft x 12.25 Ft

Bedroom 10.92 Ft x 10.50 Ft

Bedroom 15.08 Ft x 15.08 Ft

Laundry room 7.50 Ft x 6.25 Ft

Other 12.83 Ft x 5.33 Ft

Bedroom 12.83 Ft x 10.92 Ft

Office 6.08 Ft x 7.92 Ft

Recreational, Games room 18.92 Ft x 12.00 Ft

Furnace 8.75 Ft x 6.08 Ft

2pc Bathroom 6.08 Ft x 5.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.taramolina.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

5pc Bathroom	13.33 Ft x 17.67 Ft	Dining room	13.42 Ft x 7.58 Ft
Primary Bedroom	20.08 Ft x 13.83 Ft	Kitchen	13.92 Ft x 16.67 Ft
3pc Bathroom	5.67 Ft x 8.92 Ft	Living room	20.00 Ft x 12.42 Ft