



1918 24A Street Calgary Alberta

\$455,000

Rarely available and incredibly functional, this 3-bedroom townhome offers a walk-out basement, two private outdoor spaces, low condo fees (\$200/month), central A/C, and over 1900 sqft of living space all in a convenient inner-city location. Tucked into a self-managed 4-plex, this rear unit has a thoughtful layout with plenty of space to spread out. The main floor features an updated kitchen with maple cabinetry, quartz countertops, stainless steel appliances, glass tile backsplash, a moveable centre island, and dedicated dining area. The spacious living room is anchored by a brick-surround wood-burning fireplace and opens onto an upper balcony with room for a BBQ and seating area. A convenient laundry room and powder room complete this level. Upstairs, you'll find three bedrooms, including a generous primary bedroom with a 2-piece ensuite and large walk-in closet, along with a 4-piece main bathroom. The fully developed walk-out basement adds even more living space with a large family room and flexible bonus area that works well as a home gym, office, playroom, or hobby space. From here, step directly into the fenced backyard, a rare feature for inner-city townhouse living, with plenty of room to relax or entertain. Assigned parking is located at the rear of the property, with additional street parking available out front. With quick access to 17th Avenue SW, Crowchild Trail, transit, shopping, restaurants, and everyday amenities, this is a fantastic opportunity to enjoy space, outdoor living, and an exceptionally convenient location. (id:6769)

Family room 20.58 Ft x 12.33 Ft

Recreational, Games room 19.42 Ft x 8.58 Ft

Kitchen 13.08 Ft x 7.00 Ft

Foyer 5.25 Ft x 4.00 Ft

Breakfast 10.75 Ft x 7.33 Ft

Living room 20.08 Ft x 10.50 Ft

Laundry room 5.00 Ft x 2.67 Ft

Other 20.33 Ft x 4.67 Ft

2pc Bathroom 6.50 Ft x 5.00 Ft

Primary Bedroom 13.25 Ft x 11.75 Ft

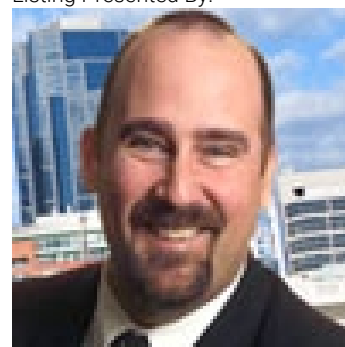
Bedroom 13.42 Ft x 8.00 Ft

Bedroom 9.83 Ft x 8.92 Ft

4pc Bathroom 7.67 Ft x 6.50 Ft

2pc Bathroom 6.58 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

RE/MAX Realty Professionals

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