



## 2013 24 Street Calgary Alberta

\$479,900

NEW PRICE REDUCTION + BEST VALUE IN RICHMOND! This rare move in ready three bathroom, two bedroom in the SouthWest has it all! This quiet back unit with a large private deck is close to schools and shopping. With easy access to Crowchild, this home provides convenience and comfort in one! With a family friendly floor plan, recent upgrades and renovations, it checks off all your boxes! Flexible possession available. Entering the home, you are greeted with a convenient mud room and half bathroom to your left with a nice size closet for your coats and boots. Recent main floor renovations include recessed lighting throughout the kitchen and living room, as well as brand new blinds and stunning new hardwood flooring. In the kitchen you will love the sophisticated dark cabinetry, pantry and stainless steel appliances together with a range with built in air fryer. The Dining Room allows for effortless entertaining and the good sized Living Room complete with gas fireplace is great for cozy nights at home. Heading up to your second floor, you will find your primary suite with well sized walk in closet and access to the four-piece bathroom, with a second bedroom on the opposite end of the hall. You will love the new flooring throughout the second level, fresh paint and renovated bathroom with stunning new glass shower with its three head rainfall system plus relaxing soaker tub. Moving down to the lower level is the perfect family room for entertainment and movie nights! The lower level is completed with a three-piece bathroom and laundry room. Looking out your windows, this home is surrounded by lush green trees and the perfect deck to enjoy an evening cocktail. Featuring a new gas line to connect your BBQ and fire pit. Enjoy space for your vehicle in the detached garage. Plus during the Calgary winters, enjoy the benefit of snow removal included with your unit. If you are...

Primary Bedroom 15.00 Ft x 13.25 Ft

Other 10.50 Ft x 3.42 Ft

Bedroom 14.67 Ft x 9.42 Ft

4pc Bathroom 9.42 Ft x 8.92 Ft

Family room 18.50 Ft x 12.92 Ft

Laundry room 12.83 Ft x 7.33 Ft

Kitchen 11.50 Ft x 8.92 Ft

Living room 14.42 Ft x 12.58 Ft

Dining room 8.83 Ft x 8.50 Ft

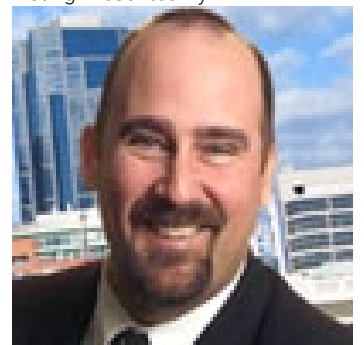
2pc Bathroom 6.00 Ft x 2.92 Ft

Foyer 6.50 Ft x 3.58 Ft

Other 7.75 Ft x 4.42 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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