



# 2432 24A Street Calgary Alberta

\$670,000

OPEN HOUSE SATURDAY MARCH 14 | 12-2 PM Tucked away on a quiet, tree-lined street in the heart of Richmond/Killarney, this bright inner-city 3 bedroom, 3.5 bathroom home offers the perfect balance of peaceful residential living and unbeatable urban convenience. Located on 24A Street SW, a unique stretch partially cut off by Crowchild Trail, the street feels almost like a private cul-de-sac, creating slower traffic and a safe, welcoming setting for families and pets. This is widely considered the best positioned home in the four-unit complex, featuring south and west exposure that fills the home with natural light throughout the day. Enjoy quick access to downtown Calgary, 17th Avenue restaurants and cafes, the boutique shops of Marda Loop, West Hills Shopping Centre, Chinook Mall, Market Mall, West Springs, Safeway(s), Shaganappi C-Train station, parks, pathways, playgrounds, the Killarney Off-Leash Dog Park, and the Killarney Glengarry Community Centre. This well-maintained two-story home offers 3 bedrooms, 3.5 bathrooms including two ensuites, air conditioning, ample storage, and a fantastic inner-city location. Major mechanical upgrades include a new furnace (2022), air conditioner (2022), & hot water heater (2021), providing peace of mind for years to come. The property includes access to a shared detached garage, while lawn care and snow removal make maintenance easy. Inside, the home combines thoughtful design with durable finishes. 9-foot ceilings, large windows, and an open-concept layout create a bright and welcoming main floor. Scratch-resistant luxury vinyl plank flooring offers both style and durability, ideal for pet owners. The kitchen is a standout feature with quartz countertops, full-height cabinetry, upgraded stainless steel appliances including a gas stove, built-in speakers, an oversized pantry, and a large island perfect for gathering. The living room...

Primary Bedroom 11.92 Ft x 14.58 Ft  
 Other 7.75 Ft x 7.33 Ft  
 5pc Bathroom 9.92 Ft x 9.08 Ft  
 Bedroom 9.17 Ft x 14.50 Ft  
 4pc Bathroom 4.92 Ft x 10.25 Ft  
 Laundry room 2.92 Ft x 5.25 Ft

3pc Bathroom 6.83 Ft x 9.08 Ft  
 Storage 5.67 Ft x 8.67 Ft  
 Furnace 7.33 Ft x 9.75 Ft  
 Foyer 4.08 Ft x 4.92 Ft  
 Kitchen 8.58 Ft x 13.67 Ft  
 Pantry 5.08 Ft x 4.75 Ft

Listing Presented By:



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Real Broker

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**RE/MAX Realty Professionals**

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Bedroom 10.08 Ft x 13.92 Ft

Other 4.92 Ft x 5.75 Ft

Recreational, Games room 15.58 Ft x 10.25 Ft

Dining room 13.00 Ft x 9.58 Ft

Living room 14.58 Ft x 11.50 Ft

2pc Bathroom 4.92 Ft x 5.67 Ft