

# \$1,120,000 - 2318 24 Avenue Sw, Calgary

MLS® #A2212049

**\$1,120,000**

5 Bedroom, 5.00 Bathroom, 2,250 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

Beautiful attached home in quiet Richmond location with very little traffic! The elegant curb appeal with hardy board and stone exterior is an introduction to this 2,250 sq ft. quality built home. Great room at front of the house with large windows overlooking the street with gas ribbon fireplace and built ins. Huge chefs kitchen with loads of cabinetry and counter space, a large quartz island, stainless steel high-end appliances including gas stove, warming oven/microwave, beverage fridge and fridge (including a sparkling water feature). A spacious informal dining room completes this space. The second floor offers two large ensuite bedrooms and laundry room (with sink). Expansive principal room with floor to ceiling windows, spacious walk in as well as additional closet/shelving, two sided gas fireplace which is shared with the spa ensuite bathroom; in floor heating in this room along with dual vanities, standalone steam shower and soaker tub. The third level has been cleverly utilized /renovated in 2023 to create two additional bedrooms, one with flexibility to use as an office with built in Murphy bed and private balcony with city views. These rooms share a Jack + Jill bathroom with shower/bath and dual vanities. The lower level is fully developed with family room (bar area and gas fireplace), additional bedroom with large windows and full bathroom (with in floor heating). Beautiful engineered wide plank hardwood flooring, plush carpeting, stylish fixtures, air conditioning, solid core doors and



irrigation system. Fabulous low maintenance backyard with aggregate concrete, feature gas fireplace surrounded with sandstone and double detached garage with slat storage system and epoxy floors. Close to parks, schools, shopping + downtown.

Built in 2014

### **Essential Information**

MLS® #	A2212049
Price	\$1,120,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,250
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	2318 24 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0Y4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized
# of Garages	2

### **Interior**

Interior Features	Bar, Bookcases, High Ceilings, Low Flow Plumbing Fixtures
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Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Humidifier, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	23
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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