

# \$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, High Ceilings, Low Flow Plumbing Fixtures, Bookcases |
|-------------------|-----------------------------------------------------------|

|                 |                                                                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 6                |
| Zoning         | R-CG             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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