

**3, 1743 24A Street SW  
Calgary, Alberta**

**MLS # A2226251**



**\$349,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	518 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	MU-1 f3.0h16
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Stone Counters		

**Inclusions:** n/a

Enjoy the perfect blend of value, style, and inner-city convenience with this updated bi-level townhome in the vibrant community of Shaganappi. With 2 bedrooms, 1.5 bathrooms, and OVER 1000 SqFt of finished living space, it's ideal for first-time buyers, students, small families, or investors. In September, the entire unit was freshly painted, including the ceilings, giving the home a bright and refreshed feel. The lower-level flooring was replaced to match the upper level, creating a seamless, modern look throughout. A brand-new washer/dryer and hot water tank were also installed—adding peace of mind and long-term value. Upstairs, you'll find luxury vinyl plank flooring, updated lighting, and a charming wood-burning fireplace with a stone surround. The kitchen has been thoughtfully renovated with stone countertops, soft grey cabinetry, subway tile backsplash, stainless steel appliances, and a central island/coffee bar. The open-concept living and dining area offers space for a home office and opens to a private west-facing balcony—ideal for morning coffee or sunny BBQs. A stylish 2-piece bath with an updated vanity and fixtures completes the main level. Downstairs, two spacious bedrooms offer generous closet space and feature the new matching flooring. The renovated 4-piece bathroom includes a soaker tub with tile surround, a modern vanity, updated flooring, and sleek fixtures. A large storage closet and dedicated laundry area with the new appliances and water heater offer added functionality. Outside, enjoy your own private concrete front patio—the only one in the complex—along with a garden area. Your assigned parking stall (with plug-in) is conveniently located right in front of the unit. The pet-friendly complex features mature landscaping and low condo fees. Located just minutes to the

C-Train, transit and 17th Ave and steps from parks, an off-leash area, the community center, Killarney Pool, Shaganappi Golf Course, bike paths, Mount Royal University, and the University of Calgary. This move-in-ready home is a standout opportunity in a prime inner-city location—don't miss it!