

101, 24 2005 Street SW  
Calgary, Alberta

MLS # A2261474



# \$289,900

Division:	Richmond		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	730 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 279
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

CONDO FEES ONLY \$279! Welcome to Unit 101 at 2005 24th Street SW &mdash; a stylishly updated 2-BEDROOM CONDO in the highly desirable community of RICHMOND. This ground level unit offers a bright OPEN-CONCEPT LAYOUT with large windows and UPDATED VINYL PLANK FLOORING. The spacious living room features a COZY GAS FIREPLACE &mdash; perfect for Calgary evenings &mdash; and flows seamlessly onto your PRIVATE PATIO, ideal for relaxing or entertaining. The kitchen showcases CRISP WHITE CABINETRY, with matching finishes carried through the bathrooms for a CLEAN, MODERN LOOK. Both bedrooms are generously sized with LARGE CLOSETS, providing plenty of storage. With CONDO FEES OF ONLY \$279, this property is not only affordable but also an excellent INVESTMENT OPPORTUNITY. A 2-BEDROOM CONDO in such a RENTABLE LOCATION offers strong appeal to investors and first-time buyers alike. Unbeatable access to DOWNTOWN, 17TH AVE SW, and CROWCHILD TRAIL puts the best of Calgary right at your doorstep. You're also close to the LRT, MOUNT ROYAL UNIVERSITY, U OF C, and the KILLARNEY AQUATIC & REC CENTRE. Public transit options make commuting effortless. Whether you're looking for a home or an income property, this one checks all the boxes.