

**2, 1934 24A Street SW
Calgary, Alberta****MLS # A2196708****\$524,900**

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Assigned, Garage Door Opener, Heated Garage, Parkade, Und		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 518
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

A large /beautiful and bright two-bedroom unit with 9 ft ceiling. Fabulous open concept floorplan with a spacious living / gas fireplace, built-in bookshelves opening to a large private deck. Great sized dining area and a spacious kitchen with lots of cabinets / granite counter tops / stainless steel appliances. A 2 pce bathroom and storage room completes the main level. The two bedrooms up are an excellent size. The primary master bedroom has a walk-in closet / 5 pce ensuite which boasts tons of counter space and a tiled shower / large soaker tub and enjoy the private balcony. The second bedroom also features a 4 pce ensuite bathroom. Convenient in-suit laundry located on the upper floor. This is unbelievable value in the highly sought inner-city community of Richmond. One parking stall in the heated garage also a storage locker. The townhome is located with quick and easy access to schools/shopping/transit and downtown. Ideal for an active lifestyle, you can walk / bike to the Bow River, Shaganappi Golf Course, Killarney Pool. LRT Station and much more