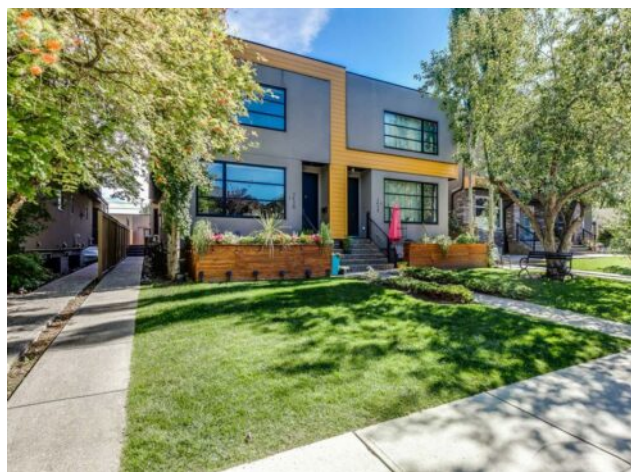


2, 2426 24A Street SW
Calgary, Alberta

MLS # A2207143



\$565,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 501
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Skylight(s)		
Inclusions:	n/a		

Nestled on a charming street in the sought-after Richmond community, this stunning 3-bedroom, 3.5-bathroom townhouse offers over 1,600 sqft of beautifully developed living space. Ideal for families or professionals, this home combines modern convenience with comfort and style. As you enter, you're welcomed by a bright spacious open concept main floor boasting high ceilings, lots of natural light and a cosy fireplace, creating a warm and inviting atmosphere. The living room seamlessly flows into an outdoor space, perfect for outdoor entertaining or relaxation. The well-appointed kitchen features a gas stove top, quartz counters, and a functional layout that makes cooking a pleasure. Upstairs, the primary suite is complete with a spacious bedroom, a generous walk-in closet, and an elegant ensuite bathroom featuring dual sinks and walk-in shower. A second bedroom with its own ensuite and a convenient upper-level laundry room rounds off the upper level. The fully developed basement extends your living space, offering a versatile rec room, a third bedroom, and an additional full bathroom. The home is also wired for sound with built-in speakers, enhancing your entertainment experience. Central air conditioning ensures comfortable living during the warm summer months. A detached garage provides secure parking and additional storage space. Situated close to parks, schools, highstreets and downtown, this townhome offers a perfect blend of tranquillity, lifestyle and urban convenience. Don't miss the opportunity to make this exceptional property your new home!