

2622 24A Street SW
Calgary, Alberta

MLS # A2342500



\$749,900

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,529 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Vaulted Ceiling(s)		

Inclusions: Basement: Electric Stove, Refrigerator, Washer, Dryer

DETACHED INNER-CITY HOME ON A 25' x 125' LOT W/ AN ILLEGAL BASEMENT SUITE JUST MINUTES FROM DOWNTOWN! This move-in ready home offers fresh paint touch-ups and thoughtful upgrades throughout. Offering over 2,750 sq. ft of total developed living space, with 4 bedrooms and 3.5 bathrooms (including the self-contained 1-bedroom illegal basement suite) and an oversized insulated double detached garage. A welcoming porch leads into the bright open-concept main floor with luxury vinyl plank flooring and oversized front windows, where a spacious living room is centred around a gas fireplace. The central dining area connects seamlessly to the beautifully updated kitchen, complete with granite countertops, white cabinetry, a central island, breakfast bar with a warm wood countertop, built-in desk, and a stylish new backsplash. Step outside to the large rear deck overlooking the fully fenced backyard with a grassy area, where a stone-paved pathway leads to the insulated, drywalled double detached garage. A discreet powder room completes the main level. Upstairs, luxury vinyl flooring continues throughout. The spacious retreat features vaulted ceilings, panoramic windows, a large closet, and a 4-pc ensuite with a soaker tub and a separate shower. Two additional bedrooms are generously sized and share the full main bathroom. A laundry closet with side-by-side washer and dryer is also conveniently on this level. The fully developed basement with tile flooring offers a self-contained 1-bedroom illegal suite with its own private entrance, a full kitchen with a breakfast bar, and a spacious living room. The generous bedroom comes with a closet and is served by a full bathroom with a tub/shower combination. A dedicated washer and dryer on this level are also included. Recent upgrades include a new hot water tank for peace of mind. With this

incredible inner-city location, you have easy access to all the shops, restaurants, fitness studios and other amenities in Marda Loop, which is just a short 15-min walk away. Families will appreciate this home's close proximity to schools, parks, and playgrounds. *VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING FLOORPLANS AND A VIRTUAL TOUR!*