587-899-3773
justin@realtyaces.ca

# 2, 2811 24A Street SW
# Calgary, Alberta

## MLS # A2345603

## $500,000

| | | | |
|---|---|---|---|
| **Division:** | Richmond | | |
| **Type:** | Residential/Four Plex | | |
| **Style:** | 2 Storey | | |
| **Size:** | 1,380 sq.ft. | **Age:** | 1999 (27 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Single Garage Detached | | |
| **Lot Size:** | - | | |
| **Lot Feat:** | Back Lane | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Hardwood | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 500 |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | **Zoning:** | M-C1 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Breakfast Bar, No Smoking Home, Skylight(s), Vinyl Windows | | |

**Inclusions:** Ceiling Fan(s)

Welcome to Richmond, one of Calgary’s most highly sought-after inner-city communities! This beautifully maintained 4-plex unit offers the perfect blend of convenience, comfort, and style. Ideally located just minutes from downtown Calgary, you'll enjoy easy access to an abundance of amenities, shopping, restaurants, parks, and excellent schools.  Inside, you'll find gorgeous hardwood flooring throughout the main living areas, creating a warm and inviting atmosphere. The well-appointed kitchen features stainless steel appliances, including a newer refrigerator, making it both functional and stylish for everyday living and entertaining.  The fully developed basement provides valuable additional living space, complete with a spacious bedroom and a 3-piece bathroom, ideal for guests, a home office, or a private retreat.  Outside, residents enjoy plenty of visitor parking and the added benefit of a double detached garage, with one dedicated parking stall included for the owner.  Whether you're a first-time buyer, professional, or investor, this fantastic property offers an exceptional opportunity to own in a prime location with everything you need right at your doorstep. Don't miss your chance to call Richmond home!

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