

1, 1932 24A Street SW  
Calgary, Alberta

MLS # A2163860



## \$569,900

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Common, Enclosed, Garage Faces Rear, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Not-to-miss opportunity for your new home here in this beautifully appointed two storey in the popular inner city community of Richmond, on this quiet street within walking distance to bus stops, trendy neighbourhood hot spots & the Killarney Aquatic & Rec Centre. First-time on the market in over a decade, this upper-level stacked townhome in this 4-unit complex enjoys wonderful upgraded laminate floors, 2 bedrooms + den, 3 fantastic decks & sweeping views of the downtown skyline. Available for quick possession, the main level of this bright & airy condo boasts an expansive West-facing living room with fireplace & vaulted two storey ceilings, open concept dining area with private balcony & sleek kitchen with granite countertops & stainless steel appliances including Miele dishwasher. Soaring vaulted ceilings in the upper level owners' suite which has a great-sized walk-in closet & ensuite with jetted tub, separate shower & granite-topped vanity; & you'll absolutely love the private balcony with its sweeping views of the surrounding neighbourhood & downtown. A 2nd bedroom & full bathroom with granite counters are on the main floor, along with a dedicated home office & laundry/utility room with stacking Blomberg washer & dryer, plus access onto another huge deck which is perfect for outdoor entertaining or just relaxing in the fresh open air. Additional extras include interior sprinkler system, plantation shutters in the living room & single parking stall in the detached common garage. Top-notch location in this highly-desirable inner city community, with easy access to 17th Avenue & Bow Trail to take you to Westbrook Mall & LRT, Shaganappi Point golf course, Marda Loop, Mount Royal University & downtown.