

2, 2626 24A Street SW
Calgary, Alberta

MLS # A2177044



\$584,900

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 130
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

This 3-bedroom, 3.5-bath townhouse in Richmond offers over 1,950 sq. ft. of contemporary space, low condo fees, and unbeatable downtown access. Just a 3-minute walk to transit, enjoy an effortless commute or a quick 15-minute stroll to the trendy Marda Loop for popular cafes, shops, and restaurants. The open main floor is perfect for entertaining, featuring a sleek kitchen with a quartz island, ample cabinetry, a gas stove, and high-end KitchenAid appliances. Relax by the cozy gas fireplace or step onto the sunny deck after a busy day. Engineered hardwood floors and 9-foot ceilings create a spacious, modern feel. Upstairs, unwind in the luxurious primary suite with a walk-in closet and spa-like 5-piece ensuite. A second bedroom with its own ensuite and a laundry closet complete the upper floor. The fully finished basement adds versatility with a rec room, a third bedroom with a large walk-in closet for additional storage and an additional bath—ideal for a home office or guest space. Extras include central A/C, fiber optic wiring, an on-demand water heater, and a detached garage for one car. Located near parks, boutique shops, and major transit routes, this townhouse is perfect for those seeking style, convenience, and a prime location. Book your private showing today!