

\$859,900 - 2201 24a Street Sw, Calgary

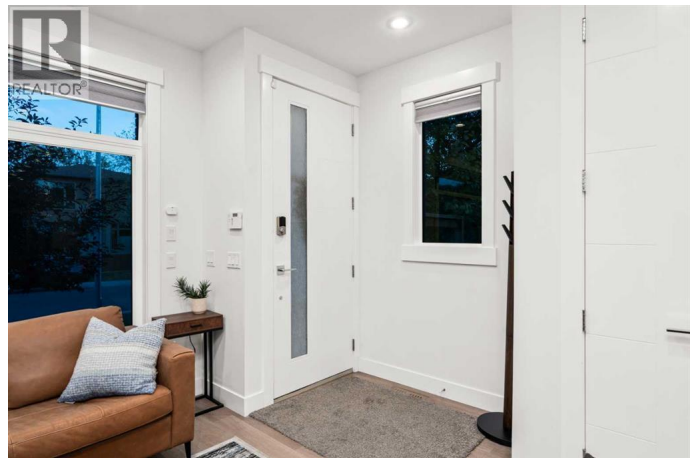
MLS® #A2261958

\$859,900

4 Bedroom, 4.00 Bathroom, 1,611 sqft
Single Family on 0.06 Acres

Richmond, Calgary, Alberta

****OPEN HOUSE: SATURDAY, OCT. 4th from 12-2PM & SUNDAY, OCT. 5th from 1-3PM**** Welcome to this stunning inner-city infill offering over 1,600sf of luxury living space, complete with a FULLY DEVELOPED BASEMENT, 4 bedrooms, and 3.5 bathrooms. Perfectly located on a QUIET STREET near a cul-de-sac with very little traffic, just a 15-minute walk to MARDa LOOP and the BOW RIVER PATHWAYS, and only a 5-minute drive into downtown, this home blends upscale comfort with unmatched convenience. Step inside and be greeted by an expansive open-concept main floor anchored by a SHOW-STOPPING KITCHEN ISLAND with WATERFALL COUNTERTOP, ideal for both everyday living and entertaining. The kitchen showcases TIMELESS WHITE CABINETRY, premium STAINLESS STEEL APPLIANCES with a GAS RANGE, and flows into a SPACIOUS DINING ROOM overlooking the backyard, perfect for hosting family gatherings or dinner parties. Modern HARDWOOD flooring extends throughout the main floor, enhancing the home's seamless flow and modern aesthetic. High-end finishings are showcased throughout, including a striking GLASS RAILING that extends from the basement to the upper level. The home is also WIRED FOR SOUND, allowing you to create the perfect atmosphere for any occasion. ARCHITECTURAL LIGHTING, both inside and out, elevates the ambiance while large EAST AND WEST FACING WINDOWS



will bring bright mornings and sunny afternoons. The primary suite is a true retreat, featuring a spa-inspired ensuite with IN-FLOOR HEAT, a JETTED SOAKER TUB, GLASS-ENCLOSED STAND-UP SHOWER, and a large WALK-IN CLOSET. Two additional upstairs bedrooms, and a fourth in the basement provide plenty of flexibility for family, guests, a home office, or gym. Outdoors, enjoy beautifully LANDSCAPED GARDENS, METICULOUSLY MANICURED GRASS, and MATURE TREES throughout the property, offering both curb appeal and privacy. The WEST-FACING BACKYARD is perfect for relaxing, entertaining, or BBQ'ing. The DOUBLE DETACHED GARAGE easily accommodates a full-sized truck with room to spare. The exterior garage wall facing the backyard serves as the perfect canvas to add a projector screen, creating your own private outdoor movie nights. Located just off the corner lot, this home enjoys the benefits of AMPLE STREET PARKING and open exposure while maintaining a quiet residential feel. With SHAGANAPPI C-TRAIN STATION just a 5-minute walk away and QUICK ACCESS TO CROWCHILD TRAIL, commuting anywhere in the city is simple and convenient. This is more than just a home, it's a lifestyle. Call your favourite Realtor for a private viewing today. (id:6289)

Built in 2019

Essential Information

Listing #	A2261958
Price	\$859,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,611
Acres	0.06

Year Built	2019
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2201 24a Street Sw
Subdivision	Richmond
City	Calgary
Province	Alberta
Postal Code	T3E1V7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, Back lane, Wet bar, Closet Organizers
Parking Spaces	2
Parking	Detached Garage, Other
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Oven, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Garden Area, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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