

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

MLS® #A2261958

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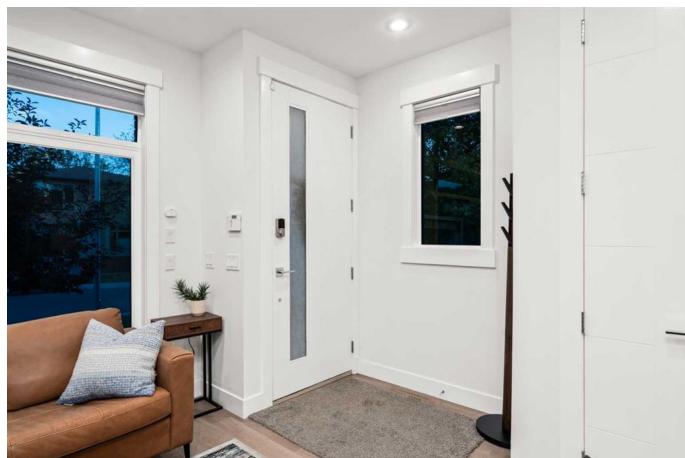
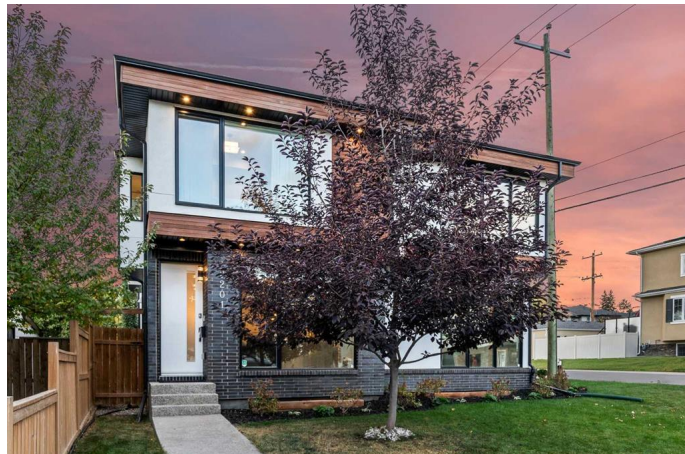
4 Bedroom, 4.00 Bathroom, 1,611 sqft

Residential on 0.06 Acres

Richmond, Calgary, Alberta

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.

Built in 2019

Essential Information

MLS® #	A2261958
Price	\$859,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,611
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2201 24a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1V7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Treed
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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