

\$1,129,000 - 2322 24 Avenue Sw, Calgary

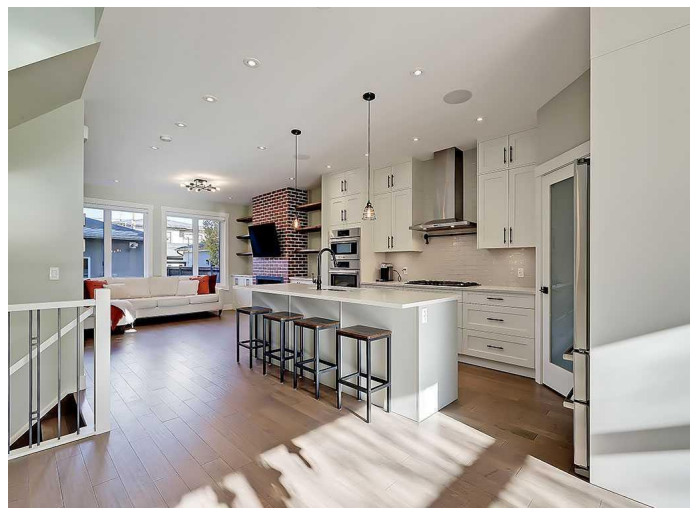
MLS® #A2176555

\$1,129,000

5 Bedroom, 4.00 Bathroom, 2,271 sqft
Residential on 0.06 Acres

Richmond, Calgary, Alberta

Prime location and luxurious finishes define this exceptional semi-detached home. Four bedrooms up with one in the basement. Perfectly situated near Marda Loop and Sunken Garden Park with quick access to Downtown, Crowchild Trail and 17th Avenue. This contemporary residence offers high-end living with every modern convenience, completed in 2018 and meticulously maintained. With 2,271 sq. ft. above grade and an additional 567 sq. ft. of finished basement space, this home's spacious design features beautiful hardwood flooring and quartz countertops throughout. The main floor welcomes you with an open dining area and an impressive kitchen, equipped with Bosch stainless steel built-in appliances, double wall ovens, a gas cooktop, and a generous island with seating. The adjoining living room, featuring a gas fireplace surrounded by floor-to-ceiling detailing and built-in bookcases, is ideal for relaxing or entertaining. At the rear, a mudroom with built-in lockers, a bench, and a powder room provides practical storage and access to the yard and garage. On the second level, the luxurious primary suite serves as a true retreat, complete with in-floor heating, a steam shower, double vanities, and separate walk-in closets with custom wardrobes—one offering direct access to the beautifully designed laundry room. Here, a sink, extra cabinetry, a hanging bar, and ample quartz counter space add functionality and elegance. An expansive front bonus room is awash with



natural light, making it an ideal space for a family room, office, or play area. Completing the upper floor are three additional bedrooms, a 4-piece bathroom, and a large linen closet. The fully finished basement adds a generous recreation area with oversized windows, in-floor heating, a wet bar featuring a beverage center and wine storage, and ample cabinet space. A full 3-piece bathroom, a large fifth bedroom (or gym) with a walk-in closet, and additional storage in the mechanical room, which houses the zoned furnace, smart thermostat, and on-demand hot water, complete this floor. Outside, a private backyard with a spacious aggregate concrete patio, artificial turf and BBQ gas line sets the stage for outdoor gatherings. The double detached garage is heated and includes a 240V electric car charging station. Finished to a high standard, this home combines luxury, functionality, and an unbeatable location, making it one of the most desirable semi-detached properties in the city.

Built in 2017

Essential Information

MLS® #	A2176555
Price	\$1,129,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,271
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Active

Community Information

Address	2322 24 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0Y4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, 220 Volt Wiring, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Tankless Hot Water, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2024
Days on Market	131

Zoning

R-CG

Listing Details

Listing Office

RE/MAX House of Real Estate

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