

# \$1,250,000 - 2209 24a Street Sw, Calgary

MLS® #A2215786

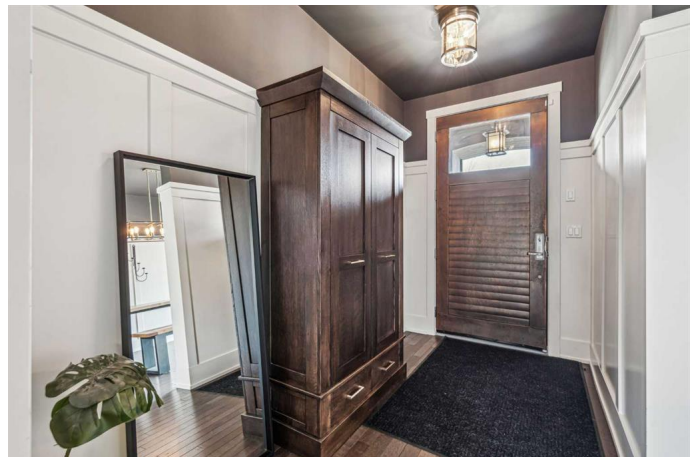
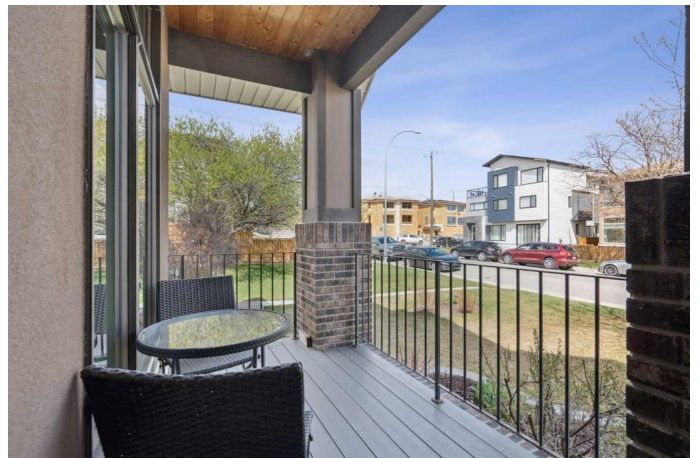
**\$1,250,000**

4 Bedroom, 3.00 Bathroom, 2,927 sqft

Residential on 0.09 Acres

Richmond, Calgary, Alberta

Discover this exceptional executive residence in prestigious Richmond, offering 2927 sq ft above grade and 3974 total developed sq ft across four levels. Perfectly situated on an extra-wide 31 foot lot and just minutes from downtown Calgary and desirable schools, this custom-built home combines sophisticated design with family functionality. Quality is evident from the one of a kind copper front door and the extensive custom woodwork found throughout. Step into a grand tiled entrance with bespoke cabinetry. The main living areas feel bright and spacious, featuring 9-foot ceilings and abundant natural light from numerous windows. The main floor includes a welcoming living room with a gas fireplace and an entertaining kitchen equipped with quartz countertops, a premium Fischer & Paykel refrigerator, a Bertazzoni gas stove, and a substantial walk-in pantry. Wired for speakers, this level seamlessly connects to the large 30x12 composite deck and the beautifully landscaped, zero-maintenance west-facing backyard featuring artificial turf and planters. The second level offers a comfortable family room with a window seat. Enter the primary suite through double doors to find a private retreat with its own fireplace, a spacious ensuite boasting a freestanding tub, custom cabinetry, and a large walk-in closet. Ascend again to the expansive third-floor loft, a versatile area perfect for a home office, playroom, or additional bedroom space. The fully developed basement provides valuable



extra living space, complete with cozy infloor heating, a fourth bedroom, a full bathroom featuring a custom stone shower, and significant storage. This thoughtfully designed 4-bedroom, 4-bathroom home ensures year-round comfort with central air conditioning and includes an over-sized detached two-car garage. This property offers an unparalleled lifestyle opportunity combining luxury finishes, ample space, and prime inner-city convenience. Arrange your private tour today.

Built in 2013

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2215786               |
| Price          | \$1,250,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,927                  |
| Acres          | 0.09                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2209 24a Street Sw |
| Subdivision | Richmond           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3E 1V7            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Walk-In Closet(s), Wet Bar, Wired for Sound                                           |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                     |
| Fireplaces        | Gas, Living Room, Master Bedroom                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                        |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | BBQ gas line, Private Yard        |
| Lot Description   | Back Lane, Back Yard, Landscaped  |
| Roof              | Asphalt Shingle                   |
| Construction      | Brick, Cement Fiber Board, Stucco |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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