

# \$624,900 - 2, 2206 24a Street Sw, Calgary

MLS® #A2223347

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,459 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

This is the one youâ€™ve been waiting for! Nestled on a picturesque, tree-lined street in the heart of Richmond, this stunning TRIPLEX offers the perfect blend of sophisticated style and effortless inner-city livingâ€”just eight minutes from downtown and steps to local pubs, cafes, and shops.

From the moment you step inside, youâ€™ll be captivated by the soaring 11-foot ceilings, oversized windows, and fresh paint from top to bottom. The inviting living space features a cozy gas fireplace and built-in shelving. The gourmet kitchen is a chefâ€™s dream, boasting KitchenAid stainless steel appliances, a ceramic tile backsplash, under-cabinet lighting, a wall pantry for added storage, and a generous quartz islandâ€”perfect for hosting friends or enjoying a quiet morning coffee. The main floor is finished with rich 7.5-inch wide plank European oak hardwood in a smoked and oiled finish, adding warmth throughout.

Upstairs, the grande primary suite is thoughtfully elevated a few steps above the secondary bedroom, offering enhanced privacy and a true sense of retreat. This spacious sanctuary features expansive windows overlooking the treetops and top-to-bottom blackout window coverings for restful nights. The sliding barn door opens to a built-in closet organizer, and a spa-inspired ensuite with a fully tiled oversized shower and soaker tub featuring a rainfall shower head,



double vanities, and a private water closet. For added convenience, the washer and dryer are located just outside the primary suite.

The secondary bedroom also offers a built-in closet system and its own private ensuite, making it an ideal space for guests or family members. Both the upper and lower levels offer 9-foot ceilings, creating a spacious and airy feel throughout.

The fully finished lower level is a flexible and inviting space, featuring a third bedroom with a walk-in closet, a full bathroom, and a generous family room perfect for movie nights, a home gym, or a cozy lounge area.

Outside, youâ€™ll find a fully fenced private patioâ€”ideal for summer BBQs or a quiet evening glass of wineâ€”and a single detached heated garage for secure parking. This home offers a low-maintenance lifestyle within a well-run, self-managed condominium board with low monthly fees.

This is a rare opportunity to own a beautifully designed, thoughtfully appointed home in one of Calgaryâ€™s most sought-after neighbourhoods.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2223347    |
| Price          | \$624,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,459       |
| Acres          | 0.00        |
| Year Built     | 2015        |
| Type           | Residential |

|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2, 2206 24a Street Sw |
| Subdivision | Richmond              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 1V8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings                       |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Gas, Family Room                                                                                      |
| Has Basement      | Yes                                                                                                   |
| Basement          | Finished, Full                                                                                        |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stucco                                 |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 8              |
| Zoning         | M-CG           |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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