

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

MLS® #A2215786

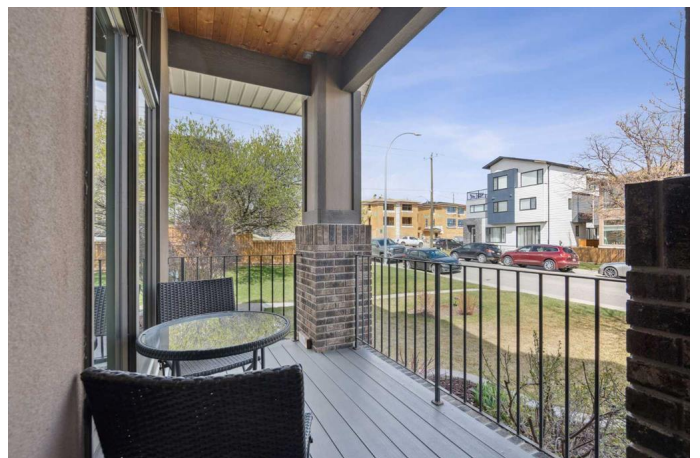
**\$1,250,000**

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	7
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
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