

# \$499,000 - 2, 2013 24 Street Sw, Calgary

MLS® #A2262710

**\$499,000**

2 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

AMAZING VALUE! Your wait is over! This move in ready two bedroom, two and a half bathroom townhome in the community of Richmond SW has it all! Close to schools, shopping and easy access to Crowchild, this home provides convenience and comfort in one! With a family friendly floor plan, recent upgrades and renovations, it checks off all your boxes! Entering the home, you are greeted with a convenient mud room and half bathroom to your left with a nice size closet for your coats and boots. Recent main floor renovations include recessed lighting throughout the kitchen and living room, as well as brand new blinds and stunning new hardwood flooring. In the kitchen you will love the sophisticated dark cabinetry, pantry and stainless steel appliances together with a range with built in air fryer. The Dining Room allows for effortless entertaining and the good sized Living Room complete with gas fireplace is great for cozy nights at home. Heading up to your second floor, you will find your primary suite with well sized walk in closet and access to the four-piece bathroom, with a second bedroom on the opposite end of the hall. You will love the new flooring throughout the second level, fresh paint and renovated bathroom with stunning new glass shower with its three head rainfall system plus relaxing soaker tub. Moving down to the lower level is the perfect family room for entertainment and movie nights, with wired in surround sound to enjoy! The lower level is completed with a



three piece bathroom and laundry room. Looking out your windows, this home is surrounded by lush green trees and the perfect deck to enjoy an evening cocktail. Featuring a new gas line to connect your BBQ and fire pit. Enjoy space for your vehicle in the detached garage. Plus during the Calgary winters, enjoy the benefit of snow removal included with your unit. If you are looking for a great place to call home, starting your new home journey or looking to downsize without compromise, this home is for you! Don't hesitate, this likely won't last too long so contact your Realtor today to view!

Built in 2000

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2262710      |
| Price          | \$499,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,122         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2, 2013 24 Street Sw |
| Subdivision | Richmond             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3E 1T1              |

### Amenities

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

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan                                                                                               |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | None                                                                                                                        |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Gas                                                                                                                         |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full                                                                                                                        |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Lighting                 |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 45                |
| Zoning         | M-C1              |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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