

\$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	Family Room, Gas
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	4
Zoning	M-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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