

# \$1,100,000 - 2411 24 Avenue Sw, Calgary

MLS® #A2261335

**\$1,100,000**

4 Bedroom, 4.00 Bathroom, 1,988 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

DETACHED HOME nestled on a quiet cul-de-sac in the heart of Richmond, this residence on a corner lot combines thoughtful design, a unique floor plan, and an unbeatable location. With parkside views and an abundance of natural light, this home is just steps to schools, public transit, and all the shops and restaurants of vibrant Marda Loop. The main floor is anchored by a full-width family room with custom fireplace millwork and a striking glass feature wall around the staircase. The chef's kitchen offers a butler's pantry, stainless steel appliances, a large gas range, quartz countertops, under-cabinet lighting, and a spacious dining room with patio doors that open onto the WEST-facing backyard. Here, a huge deck with gas lines for both BBQ and fire pit makes the perfect setting for entertaining. Upstairs, the primary retreat overlooks the green space with City skyline views. A large walk-in closet connects to the spa-inspired ensuite, complete with heated floors, dual vanities, soaker tub, curbless shower, and private water closet. Two additional bedrooms, a full guest bath, and a laundry room with sink complete this level. The fully developed lower level features a rec room with wet bar, a generous guest bedroom, sleek bathroom, and ample storage. Additional highlights include engineered hardwood flooring, ceiling speakers, built-in benches, custom millwork, air conditioning, and a fully insulated double garage with tire rack. Meticulously cared for by the original owners,



this home is move-in ready. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish home!

Built in 2018

### Essential Information

MLS® #	A2261335
Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,988
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2411 24 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6W2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Wired for Sound, Bar
Appliances	Bar Fridge, Dryer, Microwave, Range Hood, Refrigerator, Washer, Wine

	Refrigerator, Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot, Lawn
Roof	Flat, Rolled/Hot Mop
Construction	Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	October 2nd, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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