



\$ 849,500.00

1734 24A STREET SW CALGARY

<https://paulbrinton.com>

Right place, right property, right time! This exquisite infill sits on the most desirable side of Shaganappi, just steps from the communities park space, school & green space, the community association w/basketball & tennis courts, the bow river pathway system & has direct access straight to downtown! This elegant home...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey, Side by Side

MLS ® #: A1155807

Type: Semi Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-14 17:57:09

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 10/24/21

Two Piece Bath: 1

Lot size: 3143 sq ft

Year built: 2013

Parking: Alley Access, Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas

Exterior Features: None

District: CAL Zone CC

Inclusions: Media projector, media room screen

Lot Features: Back Lane, Back Yard, Landscaped, Level, Rectangular Lot

Total Parking: 2

Flooring: Carpet, Ceramic Tile, Hardwood

Community Features: Golf, Schools Nearby, Playground, Sidewalks, Street Lights

Fencing: Fenced

Cooling: Central Air

Interior Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Roof Type: Asphalt Shingle



Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Levels: Two

Laundry features: Laundry Room, Upper Level

Zoning: R-C2

Transaction Type: For Sale

List Price Square Foot: \$ 446.76

Title Land: Fee Simple

Photo Count: 50

Rooms Above Grade: 8

Unit Exposure: W

Construction Materials: Stone,Stucco,Wood
Frame

Suite: No

Foundation: Poured Concrete

Frontage Metres: 7.61M 25`0"

Appliances: Bar Fridge,Built-In
Oven,Dishwasher,Dryer,Gas
Cooktop,Microwave,Refrigerator,Washer,Window
Coverings

Living Area SF: 1958.53

Subdivision Name: Shaganappi

Structure Type: Duplex

Lot Size Acres: 0.07

Restrictions: None Known

