1 2422 24A Street SW

Calgary | Active | MLS® A2356732

$669,999









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2011**	**1,303.47 sq. ft.**

Your next move starts with a conversation.

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Listed by Sotheby's International Realty Canada

A closer look

Offering 1,884 square feet of meticulously kept, luxurious, living space, this inner-city residence delivers an ultra-rare architectural layout tailored for modern living: three full bedrooms, each paired with its own private ensuite bath. It is the ultimate floor plan for generating supplementary rental income with roommates, hosting out-of-town guests in complete comfort, or working from home without sacrificing personal space.

The sunny, west-facing main floor is designed for effortless entertaining, and flooded with natural light through oversized windows. Gleaming hardwood floors unite the open-concept living area, anchored by a floor-to-ceiling tiled gas fireplace. An upgraded kitchen featuring warm wood cabinetry, quartz countertops, an island with counter seating, a walk-in pantry, and stainless steel appliances including a gas range and Bosch dishwasher. Step directly outside to your private, west-facing patio with a BBQ gas hookup, perfect for golden-hour drinks and weekend gatherings.

Upstairs, convenience meets luxury with two expansive bedroom suites. The primary retreat easily accommodates king-size furniture and features a customized walk-in closet alongside a five pice ensuite with dual quartz vanities and a fully tiled walk-in shower with a built-in bench. The second upper bedroom enjoys its own private four-piece bath with a soaker tub/shower combo.

The fully finished lower level expands your entertainment options with a flexible media and fitness recreation room, a sleek bar equipped with a beverage fridge and built-in wine rack. A private third bedroom with its own three-piece ensuite offers a great space for guests or a home office.

High-efficiency mechanicals-including central air conditioning, a heat recovery ventilator (HRV), and a water softener-alongside a detached single garage ensure peak comfort year-round.

Beyond the front door lies Killarney, consistently ranked among Calgary’s most vibrant, connected inner-city enclaves for young professionals. Start your mornings grabbing artisanal espresso, hit an afternoon workout at the Community Centre, or take your dog to the sprawling off-leash park. With access to Calgary’s bike lane network and transit options, downtown is just minutes away, this address effortlessly blends high-end lifestyle flexibility with an authentic, walkable community vibe.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356732
Bedrooms	3
Bathrooms	4

Year Built	2011
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,303.47 sq. ft.
Main Level Finished Area:	621.59 sq. ft.
Upper Level Finished Area:	681.88 sq. ft.
Below Grade Finished Area:	581.5 sq. ft.
Condo Fee:	$305.86
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Reserve Fund Contributions, Snow Removal
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2011 (Age: 15)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0

Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	3
Plan:	1212605
Heating:	Fireplace(s), Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	1
Parking:	Garage Faces Rear, On Street, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Richmond

Amenities:	None
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	Wall mount TV Racks, drying racks in hallway, shelving in primary bedroom, over toilet storage in primary bathroom, shoe cabinet at front entry, Google nest doorbell, Ecobee thermostat, shelves above bar on lower level. Exterior string lights and umbrella stand on front patio, all racking in garage except what is mentioned in exclusions.
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 13'4" × 12'11" ·
Main Floor	Dining Room · 13'11" × 9'2" ·
Main Floor	Kitchen · 12'6" × 10'5" ·
2nd Floor	Bedroom - Primary · 14'7" × 13'11" ·
2nd Floor	Bedroom · 13'10" × 9'10" ·
2nd Floor	Walk-In Closet · 8'1" × 6'6" ·
Lower Level	Bedroom · 13' × 11'2" ·
Lower Level	Game Room · 19' × 13' ·
Lower Level	Furnace/Utility Room · 10' × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Sound
Exterior Features:	BBQ gas line, Lighting
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Front Yard, Lawn, Level, Street Lighting
Num. of Parcels:	0
Fencing:	None

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-2422-24a-street-sw-calgary-a2356732/

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