\$349,900 - 3, 1743 24a Street Sw, Calgary

MLS® #A2226251

\$349,900

2 Bedroom, 2.00 Bathroom, 518 sqft Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Enjoy the perfect blend of value, style, and inner-city convenience with this updated bi-level townhome in the vibrant community of Shaganappi. With 2 bedrooms, 1.5 bathrooms, and OVER 1000 SqFt of finished living space, it's ideal for first-time buyers, students, small families, or investors.

In September, the entire unit was freshly painted, including the ceilings, giving the home a bright and refreshed feel. The lower-level flooring was replaced to match the upper level, creating a seamless, modern look throughout. A brand-new washer/dryer and hot water tank were also installedâ€"adding peace of mind and long-term value.

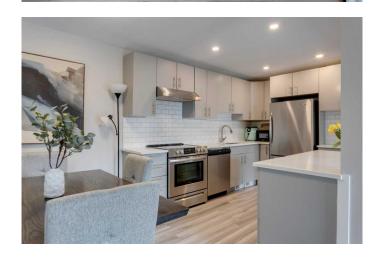
Upstairs, you'II find luxury vinyl plank flooring, updated lighting, and a charming wood-burning fireplace with a stone surround. The kitchen has been thoughtfully renovated with stone countertops, soft grey cabinetry, subway tile backsplash, stainless steel appliances, and a central island/coffee bar.

The open-concept living and dining area offers space for a home office and opens to a private west-facing balconyâ€"ideal for morning coffee or sunny BBQs. A stylish 2-piece bath with an updated vanity and fixtures completes the main level.

Downstairs, two spacious bedrooms offer generous closet space and feature the new







matching flooring. The renovated 4-piece bathroom includes a soaker tub with tile surround, a modern vanity, updated flooring, and sleek fixtures. A large storage closet and dedicated laundry area with the new appliances and water heater offer added functionality.

Outside, enjoy your own private concrete front patioâ€"the only one in the complexâ€"along with a garden area. Your assigned parking stall (with plug-in) is conveniently located right in front of the unit. The pet-friendly complex features mature landscaping and low condo fees.

Located just minutes to the C-Train, transit and 17th Ave and steps from parks, an off-leash area, the community center, Killarney Pool, Shaganappi Golf Course, bike paths, Mount Royal University, and the University of Calgary.

This move-in-ready home is a standout opportunity in a prime inner-city locationâ€"don't miss it!

Built in 1978

Essential Information

MLS® # A2226251 Price \$349,900

Bedrooms 2 Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 518
Acres 0.00
Year Built 1978

Type Residential

Sub-Type Row/Townhouse

Style Bi-Level Status Active

Community Information

Address 3, 1743 24a Street Sw

Subdivision Shaganappi

City Calgary
County Calgary
Province Alberta
Postal Code T3C1J5

Amenities

Amenities Parking

Parking Spaces 1

Parking Assigned, Stall

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home,

Open Floorplan, Stone Counters

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Stone, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Back Lane, Corner Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 6th, 2025

Days on Market 12

Zoning MU-1 f3.0h16

Listing Details

Listing Office Renzo Real Estate Inc.

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