

# \$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

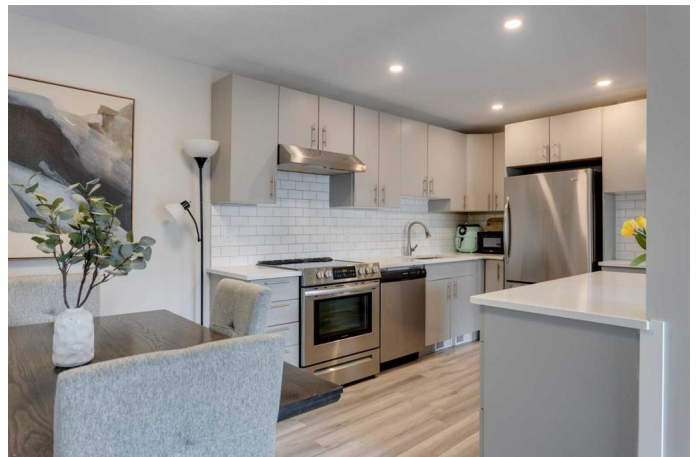
Enjoy the perfect blend of value, style, and inner-city convenience with this updated bi-level townhome in the vibrant community of Shaganappi. With 2 bedrooms, 1.5 bathrooms, and OVER 1000 SqFt of finished living space, itâ€™s ideal for first-time buyers, students, small families, or investors.

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, youâ€™ll 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 patio—the only one in the complex—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 location—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	21

Zoning MU-1 f3.0h16

## **Listing Details**

Listing Office Renzo Real Estate Inc.

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