

\$3,975,000 - 249 S 24th St #h, PHILADELPHIA

MLS® #PAPH2423226

\$3,975,000

4 Bedroom, 5.00 Bathroom, 5,120 sqft

Residential on 0.03 Acres

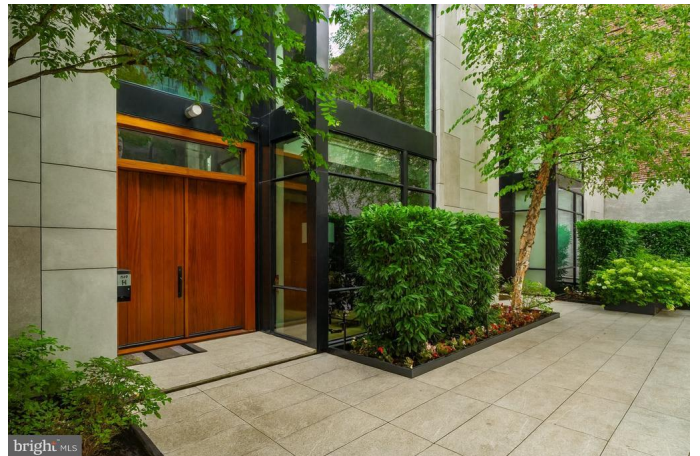
FITLER SQUARE, PHILADELPHIA, PA

Sophisticated Fitler Square Townhouse with Elevator, Garage & Roof Terrace

Tucked within a private, landscaped courtyard, this custom-designed, 25-foot-wide townhouse spans more than 5,000 square feet across five levels of refined living. With four bedrooms, four full baths, two half baths, an elevator serving all floors, and 2-car garage parking, the home combines scale, elegance, and ease in one of Philadelphia's most desirable neighborhoods.

The entry level opens to a welcoming foyer that leads into a light-filled living, dining, and kitchen space, designed for both daily comfort and entertaining. Anchored by an oversized island, the kitchen showcases quartz counters, custom cabinetry, a walk-in pantry with coffee bar, and premium appliances. The dining area easily accommodates large gatherings, while the living room connects through glass sliders to a private patio with outdoor kitchen—complete with built-in grill and wood-burning pizza oven—for effortless indoor/outdoor living.

The second level offers an expansive family room with a sleek media wall and gas fireplace, along with a guest suite featuring an en-suite bath. The third level is dedicated to the primary suite, with a gracious bedroom, custom walk-in wardrobe, and a spa-inspired bath with soaking tub, double marble vanity,



glass shower, and heated tile floors. The fourth floor is defined by a dramatic double-height lounge, flanked by two additional bedroom suites and a full laundry room.

The fifth level is designed for entertaining, featuring a kitchenette with refrigeration, ice maker, and sink, plus glass doors that open to a skyline-view roof terrace with fire pit and powder room. The lower level provides direct garage access, a mudroom with built-ins, a large storage/flex space, and abundant closet storage.

Additional highlights include two-zone HVAC, tax abatement, and HOA services that cover landscaping, snow removal, a heated driveway, private trash collection twice weekly, and on-site property management.

Ideally located in the heart of Fidler Square, the home is steps from beloved neighborhood dining (Ambrosia, Sally, Trattoria Carina), caf  s (Rabbit, Good Karma, Bacchus), and the green spaces of Fidler Square Park and Schuylkill River Park with its trails, dog runs, and sport courts. It offers quick access to Penn, CHOP, Drexel, 30th Street Station, the airport, and is within the Greenfield School catchment.

Built in 2018

Essential Information

MLS�� #	PAPH2423226
Price	\$3,975,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	5,120

Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Contemporary
Status	Active

Community Information

Address	249 S 24th St #h
Area	19103
Subdivision	FITLER SQUARE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19103

Amenities

Amenities	Built-Ins, Master Bath(s)
Parking	Secure Parking, Private
# of Garages	2
Garages	Garage Door Opener, Inside Access, Underground

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full
# of Stories	5
Stories	5

Exterior

Exterior Features	Roof Deck, Patio
Foundation	Other

School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	February 20th, 2025
Days on Market	227
Zoning	CMX3

Listing Details

Listing Office	Compass RE
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Listing information last updated on October 24th, 2025 at 1:00am EDT