\$1,165,000 - 2828 24 Street Nw, Calgary

MLS® #A2195614

\$1,165,000

5 Bedroom, 4.00 Bathroom, 1,972 sqft Residential on 0.29 Acres

Banff Trail, Calgary, Alberta

Welcome to this luxurious 2-storey home, nestled in the highly sought-after community of Banff Trail! With an ideal location near parks, schools, and the beautiful Confederation Park, as well as just moments from the University of Calgary, this home offers both comfort and convenience. Enjoy the ease of being within walking distance to the LRT station, providing quick access to transit and the entire city. This property offers the best of both worlds: a peaceful residential area with everything you need right at your doorstep. As you step inside, you are immediately greeted by the grandeur of the open floor plan, high ceilings, and an abundance of natural light that flows throughout. The main floor is designed with modern elegance, featuring gleaming hardwood floors that seamlessly flow through the living areas. The spacious living room boasts a cozy gas fireplace, creating a warm and inviting atmosphere, perfect for relaxing evenings or entertaining guests. Adjacent to the living room, the family room offers even more space to unwind, making it an ideal place for gatherings, family time, or simply relaxing after a long day. The chef-inspired kitchen is the heart of the home, featuring high-end finishes, ample cabinetry, and a large island that invites conversation and connection while cooking. Whether you're preparing a simple meal or hosting a dinner party, this kitchen is sure to impress. Upstairs, you will find the upper floor, which is home to 3 spacious bedrooms, including a luxurious master







bedroom designed as your personal retreat. The master suite is truly exceptional, offering a 5-piece ensuite bath that exudes luxury with its premium fixtures and finishes. This elegant ensuite features a soaking tub, a walk-in shower, dual vanities, and plenty of space to unwind in style. The remaining two bedrooms on this floor are generously sized, perfect for family, guests, or a dedicated home office. Additionally, a central bonus room provides a versatile space for a media room, playroom, or additional lounging area, while a convenient laundry room on the upper floor adds extra practicality. For those looking for additional living space or rental potential, the separate side entrance leads to a fully equipped, legal 2-bedroom suite located in the basement. This suite includes a family room, its own laundry facilities, and offers a private and comfortable living space for tenants, extended family, or potential rental income. The suite is an excellent opportunity for investors or homeowners seeking added versatility. The home also includes a double detached garage, offering ample storage space and a secure place for your vehicles. This feature is an added convenience, particularly in Calgary's ever-changing weather. Location is key, and this home delivers with proximity to major roads, including 16th Avenue and Crowchild Trail, you're just minutes away from everything the city has to offer, including shopping, dining, entertainment, and more.

Built in 2023

Essential Information

MLS® # A2195614 Price \$1,165,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,972 Acres 0.29

Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 2828 24 Street Nw

Subdivision Banff Trail
City Calgary

County Calgary
Province Alberta

Postal Code T2M 3Z3

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal

Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance,

Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Oven-Built-In, Refrigerator, Washer

Heating High Efficiency, Electric, Fireplace(s), Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Level, Rectangular Lot, Subdivided

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 21st, 2025

Days on Market 115

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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