# \$769,900 - 2340 24 Avenue Nw, Calgary

MLS® #A2266307

### \$769,900

3 Bedroom, 3.00 Bathroom, 1,873 sqft Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Welcome to this bright and spacious semi-detached home ideally located near the University of Calgary, McMahon Stadium, and just minutes from downtown. Offering exceptional value with no condo fees, this property combines style, comfort, and convenience in one perfect package.

Step inside to discover high ceilings and an abundance of natural light that fills the open-concept main floor. A dedicated office at the front of the home provides the perfect space for remote work or study, while the inviting living and dining areas are ideal for relaxing or entertaining. It has a large kitchen with stainless steel appliances, island with granite countertops and ample cabinet space.

Upstairs, you'II find three large bedrooms, with large walk-in closets complete with custom organizers. The upper two levels also features brand-new flooring and fresh paint throughout, giving the home a clean, modern feel that's move-in ready.

With a private yard, double detached garage and plenty of nearby amenities, and easy access to transit and major routes, this home is perfect for families, professionals, or investors alike.

This home is move-in ready, low-maintenance, and perfectly located â€" a rare find in one of the city's most desirable areas of Banff







#### Built in 2003

#### **Essential Information**

MLS® # A2266307 Price \$769,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,873 Acres 0.07 Year Built 2003

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 2340 24 Avenue Nw

Subdivision Banff Trail
City Calgary
County Calgary
Province Alberta
Postal Code T2M 2A1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Closet Organizers, Granite Counters, High Ceilings, Kitchen Island

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 22nd, 2025

Days on Market 10

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Landan Real Estate

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