# \$950,000 - 2806 24 Street Nw, Calgary

MLS® #A2230084

## \$950,000

3 Bedroom, 3.00 Bathroom, 2,371 sqft Residential on 0.09 Acres

Banff Trail, Calgary, Alberta

OPEN HOUSE ON SUNDAY, JULY 20th, 1 to 3 p.m. Spacious, Stylish & Perfectly Located â€" Banff Trail Gem!

Step into a home that truly has it allâ€"starting with a massive basement featuring soaring ceilings and a sleek wet bar, ideal for creating the ultimate family room, home theatre, or games retreat.

Outside, enjoy the convenience of a detached double garage, while inside, the heart of the home is the chef-inspired kitchen, beautifully positioned at the center of the open-concept main floorâ€"a perfect blend of function and flow, flooded with natural light.

This home even features a formal great room, adding yet another elegant space to entertain or unwind.

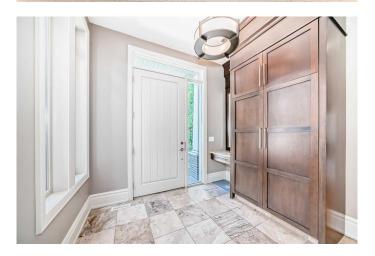
The primary suite is generously oversized, easily accommodating any bedroom furniture with room to spare. It boasts a spacious walk-in closet and a luxurious ensuite with a jetted tub, standalone shower, and dual vanities with individual mirrorsâ€"because his and hers shouldn't have to share!

Down the hall, you'II find a large laundry room, a second oversized bathroom, and two additional bedrooms that rival most primary suites in size.

All of this sits on a beautifully landscaped corner lot in a mature, tree-lined inner-city neighborhood, just minutes from U of C, grade schools, Downtown Calgary, shopping, dining, and transit. There is something to say about space and plenty of it.... Come see what we







#### Built in 2008

#### **Essential Information**

MLS®# A2230084 Price \$950,000

Bedrooms 3 3.00 **Bathrooms** Full Baths 3

Square Footage 2,371 Acres 0.09 Year Built 2008

Type Residential

Semi Detached Sub-Type

2 Storey, Side by Side Style

Status Active

## **Community Information**

Address 2806 24 Street Nw

Subdivision Banff Trail City Calgary County Calgary Province Alberta Postal Code T2M 2J9

## **Amenities**

**Parking Spaces** 2

Parking **Double Garage Detached** 

2 # of Garages

#### Interior

Interior Features Breakfast Bar, Granite Counters, Skylight(s), Tankless Hot Water

Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Window **Appliances** 

Coverings, Garburator, Gas Stove, Tankless Water Heater

Forced Air Heating

Cooling None Fireplace Yes 1

# of Fireplaces

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Corner Lot, Landscaped

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 20th, 2025

Days on Market 28

Zoning R-CG

# **Listing Details**

Listing Office Stonemere Real Estate Solutions

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