

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

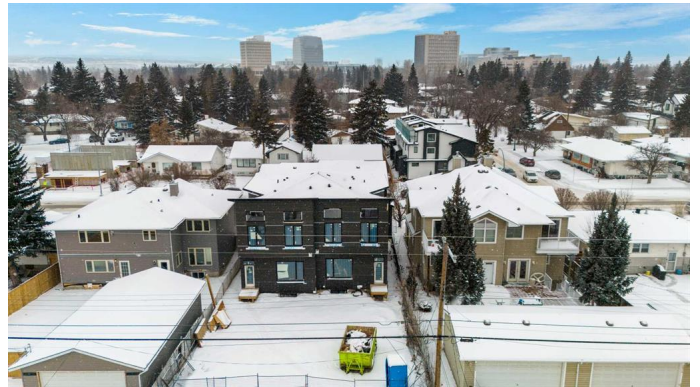
MLS® #A2195614

**\$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 | 71                  |
| Zoning         | R-CG                |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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