

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

MLS® #A2195614

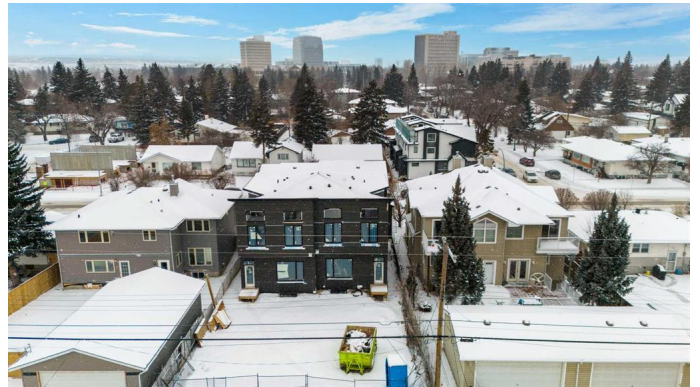
**\$1,165,000**

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	142
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.