

# \$899,000 - 2806 24 Street Nw, Calgary

MLS® #A2230084

**\$899,000**

3 Bedroom, 3.00 Bathroom, 2,371 sqft

Residential on 0.09 Acres

Banff Trail, Calgary, Alberta

**PRICE REDUCTION! OPEN HOUSE ON Saturday, August 2nd, 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 shouldnâ€™t have to share!

Down the hall, youâ€™ll 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 are talking about

Built in 2008

### **Essential Information**

MLS® #	A2230084
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,371
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
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
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Breakfast Bar, Skylight(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Washer, Window Coverings, Garburator, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, BBQ gas line
Lot Description	Back Lane, Landscaped, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	61
Zoning	R-CG

## Listing Details

Listing Office	Stonemere Real Estate Solutions
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