

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

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 1                        |
| 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 | 43              |
| Zoning         | R-CG            |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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