

2806 24 Street NW
Calgary, Alberta

MLS # A2230084



\$950,000

| | | | |
|-----------|-----------------------------------|--------|-------------------|
| Division: | Banff Trail | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 2,371 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Landscaped | | |

| | |
|-------------|--|
| Heating: | Forced Air |
| Floors: | Carpet, Ceramic Tile, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Stucco |
| Foundation: | Poured Concrete |
| Features: | Breakfast Bar, Granite Counters, Skylight(s), Tankless Hot Water |

| | |
|------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: N/A

Spacious, Stylish & Perfectly Located & Banff Trail Gem! Step into a home that truly has it all—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 floor—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 mirrors—because his and hers shouldn’t have to share! Down the hall, you’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