# \$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 – 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.

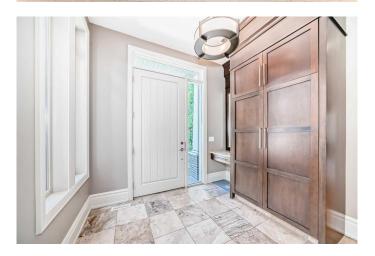
The primary suite is generously oversized, easily accommodating any bedroom furniture with room to spare. It boasts a spacious walk-in closet and a luxurious ensuite with a jetted tub, standalone shower, and dual vanities with individual mirrorsâ€"because his and hers shouldn't have to share!

Down the hall, you'II 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), Gas Stove, Microwave, Washer,

Window Coverings, Garburator, Tankless Water Heater

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

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 66

Zoning R-CG

# **Listing Details**

Listing Office Stonemere Real Estate Solutions

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