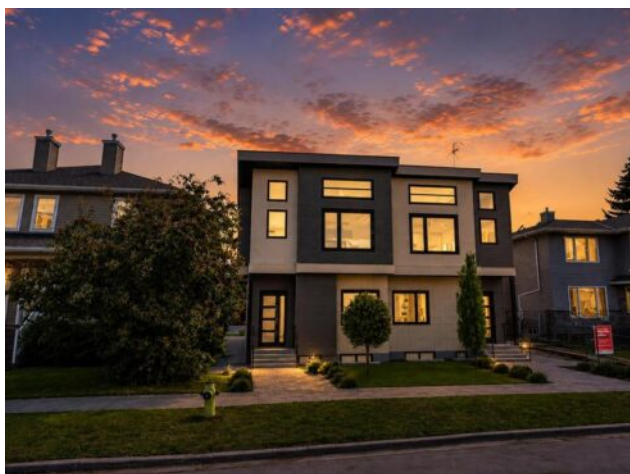


2828 24 Street NW
Calgary, Alberta

MLS # A2320968



\$1,900,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | Banff Trail | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,972 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Corner Lot | | |

| | | | |
|--------------------|------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters | | |

Inclusions: None

Welcome to this beautifully crafted luxury 2-storey home in the sought-after community of Banff Trail. Ideally located near the University of Calgary, Confederation Park, schools, shopping, transit, and major roadways, this home offers exceptional convenience and lifestyle. The bright open-concept main floor features soaring ceilings, hardwood flooring, a spacious living room with a gas fireplace, a family room, and a chef-inspired kitchen with premium finishes and a large island. Upstairs you'll find 3 generous bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite, a central bonus room, and convenient upper-floor laundry. Adding incredible value is the fully legal 2-bedroom basement suite with a separate side entrance, family room, and private laundry—perfect for extended family or rental income. Complete with a double detached garage, this exceptional property combines luxury, functionality, and investment potential in one of Calgary's most desirable inner-city neighbourhoods. All measurement are from previous listing and buyer to verify. Property is 70% completed. Price is for the both side by side units. No access to the property.