

**2828 24 Street NW**  
**Calgary, Alberta**

**MLS # A2320968**



**\$1,900,000**

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

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