

# \$950,000 - 2806 24 Street Nw, Calgary

MLS® #A2230084

**\$950,000**

3 Bedroom, 3.00 Bathroom, 2,371 sqft

Residential on 0.09 Acres

Banff Trail, Calgary, Alberta

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.

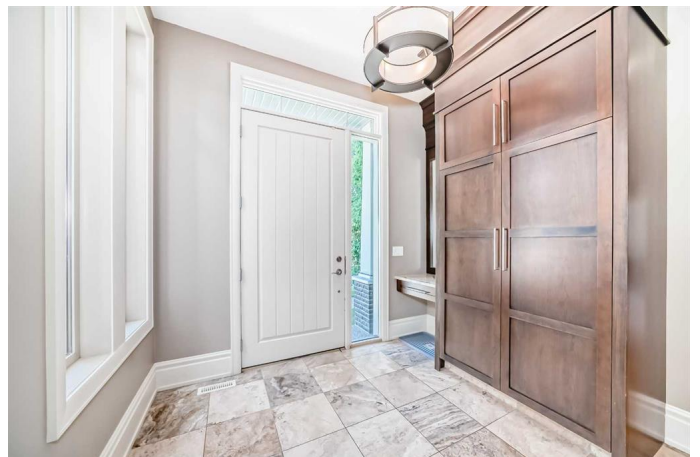
Outside, enjoy the convenience of a detached double garage, while inside, the heart of the home is the chef-inspired kitchen, beautifully positioned at the center of the open-concept main floorâ€”a perfect blend of function and flow, flooded with natural light.

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	\$950,000
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, Washer, Window Coverings, Gas Stove, Tankless Water Heater
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        22  
Zoning                    R-CG

**Listing Details**

Listing Office            Stonemere Real Estate Solutions

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.