



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**2340 24 Avenue NW**  
**Calgary, Alberta**

**MLS # A2266307**



**\$710,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,873 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island		

**Inclusions:** NA

Welcome to this bright and spacious semi-detached home ideally located near the University of Calgary, McMahon Stadium, and just minutes from downtown. Offering exceptional value with no condo fees, this property combines style, comfort, and convenience in one perfect package. Step inside to discover high ceilings and an abundance of natural light that fills the open-concept main floor. A dedicated office at the front of the home provides the perfect space for remote work or study, while the inviting living and dining areas are ideal for relaxing or entertaining. It has a large kitchen with stainless steel appliances, island with granite countertops and ample cabinet space. Upstairs, you'll find three large bedrooms, with large walk-in closets complete with custom organizers. The upper two levels also features brand-new flooring and fresh paint throughout, giving the home a clean, modern feel that's move-in ready. With a private yard, double detached garage and plenty of nearby amenities, and easy access to transit and major routes, this home is perfect for families, professionals, or investors alike. This home is move-in ready, low-maintenance, and perfectly located &mdash; a rare find in one of the city's most desirable areas of Banff Trail!