



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.