

2823 24 Street NW
Calgary, Alberta

MLS # A2270044



\$1,149,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,061 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Level		

Heating:	Standard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bidet, Built-in Features, Closet Organizers, Kitchen Island, Separate Entrance, Vinyl Windows		

Inclusions: N/A

MOVE-IN READY | HIGH-END FINISHES | SITTING ON A 50x126 LOT IN BANFF TRAIL! Don't miss your chance to own this brand-new, luxury semi-detached infill in the highly sought-after community of Banff Trail! Perfectly situated on an oversized 50x126 lot, this home combines modern elegance with exceptional craftsmanship and premium finishes throughout. Spanning over 3,068 sq ft of meticulously designed living space, this residence features 4 bedrooms, 4.5 bathrooms, and upscale details around every corner. The main floor welcomes you with a bright, open layout highlighted by soaring 12-ft front windows, a recessed ceiling, and a glass-enclosed office with an open-to-below design that floods the home with natural light. The chef's kitchen is a true showpiece, featuring ceiling-height custom cabinetry, quartz countertops, a designer tile backsplash, and a large central island with bar seating — perfect for entertaining. The living room centers around a sleek gas fireplace with full-height tile surround and elegant arched niches for added architectural charm. Dual sliding doors open to the rear deck and backyard, creating an effortless indoor-outdoor flow. Upstairs, the primary retreat offers a luxurious escape with a recessed ceiling, two walk-in closets, and a spa-inspired ensuite complete with heated tile floors, dual sinks, quartz counters, a freestanding soaker tub, and a fully tiled glass shower. Two additional bedrooms, each with private ensuites, and a laundry room complete this level. The fully finished basement with separate side entrance is designed for versatility — featuring a spacious rec room with built-in entertainment center, a wet bar, home gym, and a large bedroom with walk-in closet and full bath — ideal for guests or extended family. Located just steps from West Confederation Park, U of C,

McMahon Stadium, and top-rated schools, this home delivers the perfect balance of luxury, lifestyle, and inner-city convenience. Quick access to Crowchild Trail and 16th Ave ensures easy commuting anywhere in the city. This Banff Trail gem is move-in ready — offering premium finishes, modern design, and an unbeatable location.