

\$1,149,900 - 2823 24 Street Nw, Calgary

MLS® #A2233188

\$1,149,900

4 Bedroom, 5.00 Bathroom, 2,073 sqft

Single Family on 0.07 Acres

Banff Trail, Calgary, Alberta

Don't miss your chance to own a BRAND NEW SEMI-DETACHED INFILL in the highly desirable community of BANFF TRAIL! This stunning property still offers time to customize the interior finishes to your personal style. Featuring over 3068 sq ft of thoughtfully designed living space, this home offers 4 bedrooms, 4.5 bathrooms, and upscale features throughout. The main floor showcases a bright, open layout with soaring 12-ft front windows, a recessed ceiling, and a sun-filled glass-enclosed office with an open-to-below design that floods the space with natural light. The chef's kitchen includes ceiling-height custom cabinetry, quartz countertops, a designer tile backsplash, and a large central island with ample bar seating. The living room is both functional and beautiful, centered around a sleek gas fireplace with full-height tile surround, flanked by elegant arched niches on both sides for added architectural charm. Dual sliding glass doors lead to the rear deck and backyard, creating a perfect indoor-outdoor flow. Upstairs, the primary retreat is a true sanctuary with a recessed ceiling, large windows, and TWO spacious walk-in closets. The spa-inspired ensuite features heated tile floors, dual sinks, quartz counters, a freestanding soaker tub, and a fully tiled glass shower. Two additional bedrooms each have private ensuite bathrooms, and a full laundry room completes the upper floor. The fully finished basement offers a separate side entrance and is ideal for entertainment or



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multi-generational living. Highlights include a spacious rec room with built-in entertainment center, a stylish wet bar, a dedicated home gym, and a large bedroom with a walk-in closet and full bathroom. Ideally located just steps from West Confederation Park, the University of Calgary, McMahon Stadium, Foothills Athletic Park, and top-rated schools, this exceptional property offers the perfect blend of luxury, lifestyle, and inner-city convenience. Easy access to Crowchild Trail and 16th Ave makes commuting a breeze. (id:6289)

Built in 2025

Essential Information

Listing #	A2233188
Price	\$1,149,900
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	2,073
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2823 24 Street Nw
Subdivision	Banff Trail
City	Calgary
Province	Alberta
Postal Code	T2M3Z2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers, Level
Parking Spaces	4
Parking	Detached Garage

of Garages 2

Interior

Appliances Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Washer & Dryer

Cooling See Remarks

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Basement Separate entrance, Walk-up

Exterior

Exterior Concrete, Stone, Stucco

Exterior Features Landscaped

Construction Poured concrete, Wood frame

Foundation Poured Concrete

Listing Details

Listing Office URBAN-REALTY.ca



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