

\$830,000 - 2224 24 Avenue Nw, Calgary

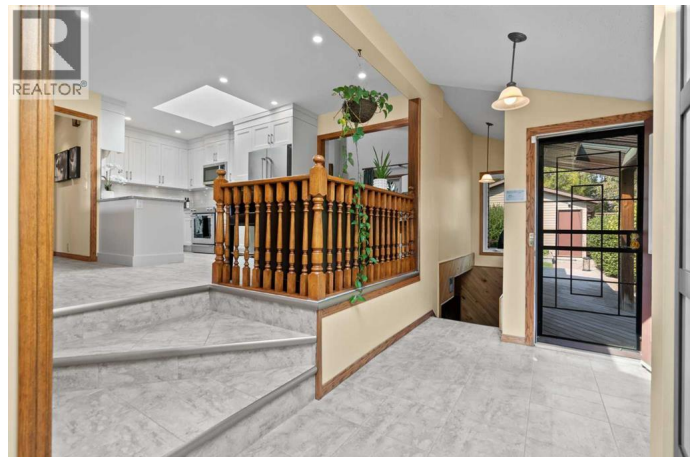
MLS® #A2257380

\$830,000

5 Bedroom, 2.00 Bathroom, 1,680 sqft
Single Family on 0.14 Acres

Banff Trail, Calgary, Alberta

3,138 TOTAL SQ.FT. | 5-BED | 2-BATH |
DETACHED GARAGE | CUSTOM ADDITION
| VAULTED LIVING ROOM | RENOVATED
KITCHEN | A/C | METICULOUSLY
MAINTAINED | This isn't your typical
bungalow! An impressive rear addition and
high-end upgrades sets this Banff Trail home
apart from the rest. The vaulted great room is
filled with NATURAL LIGHT from west-facing
windows, anchored by custom built-ins and a
wood-burning fireplace with gas starter. A
renovated kitchen with quartz counters,
premium appliances and cabinetry flows into a
large dining area ready for entertaining.
Skylights in the entry, kitchen, and main bath
brighten key areas, and the updated bathroom
with HEATED FLOORS offers direct access to
the primary bedroom. Two additional
bedrooms round out the main level, while the
lower floor adds a family room with wood
burning fire place, versatile rec space with
WET BAR, two bedrooms, full bath, and
abundant storage. Upgrades include
KINETICO WATER FILTRATION, NEW
SEWER LINE (2023 with warranty),
SPRINKLER SYSTEM, Telus security, air
conditioning, and a detached double garage.
With schools, parks, LRT, U of C, and Foothills
Hospital all nearby, this home combines
character, modern upgrades, and inner-city
convenience. An opportunity this special
doesn't come along often, and it won't
last long. (id:6289)



Built in 1955

Essential Information

Listing #	A2257380
Price	\$830,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,680
Acres	0.14
Year Built	1955
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2224 24 Avenue Nw
Subdivision	Banff Trail
City	Calgary
Province	Alberta
Postal Code	T2M1Z7

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Back lane, Wet bar, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Range, Dryer, Freezer, Microwave Range Hood Combo
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped, Lawn, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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