

\$769,900 - 2340 24 Avenue Nw, Calgary

MLS® #A2266307

\$769,900

3 Bedroom, 3.00 Bathroom, 1,873 sqft

Single Family on 0.07 Acres

Banff Trail, Calgary, Alberta

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 – a rare find in one of the city's most desirable areas of Banff Trail! (id:6289)

Built in 2003

Essential Information



Listing #	A2266307
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,873
Acres	0.07
Year Built	2003
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2340 24 Avenue Nw
Subdivision	Banff Trail
City	Calgary
Province	Alberta
Postal Code	T2M2A1

Amenities

Amenities	Playground, Shopping
Features	Back lane, Closet Organizers
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office

RE/MAX Landan Real Estate



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