



GRASSROOTS
REALTY GROUP

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2806 24 Street NW
Calgary, Alberta

MLS # A2230084



\$950,000

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,371 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Skylight(s), Tankless Hot Water		

Inclusions: N/A

OPEN HOUSE ON SUNDAY, JULY 20th, 1 to 3 p.m. Spacious, Stylish & Perfectly Located & Banff Trail Gem! Step into a home that truly has it all—starting with a massive basement featuring soaring ceilings and a sleek wet bar, ideal for creating the ultimate family room, home theatre, or games retreat. Outside, enjoy the convenience of a detached double garage, while inside, the heart of the home is the chef-inspired kitchen, beautifully positioned at the center of the open-concept main floor—a perfect blend of function and flow, flooded with natural light. This home even features a formal great room, adding yet another elegant space to entertain or unwind. The primary suite is generously oversized, easily accommodating any bedroom furniture with room to spare. It boasts a spacious walk-in closet and a luxurious ensuite with a jetted tub, standalone shower, and dual vanities with individual mirrors—because his and hers shouldn't have to share! Down the hall, you'll find a large laundry room, a second oversized bathroom, and two additional bedrooms that rival most primary suites in size. All of this sits on a beautifully landscaped corner lot in a mature, tree-lined inner-city neighborhood, just minutes from U of C, grade schools, Downtown Calgary, shopping, dining, and transit. There is something to say about space and plenty of it.... Come see what we are talking about