



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2823 24 Street NW
Calgary, Alberta

MLS # A2233188



\$1,149,900

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,073 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, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance		

Inclusions: N/A

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 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.