

\$1,149,900 - 2825 24 Street Nw, Calgary

MLS® #A2234482

\$1,149,900

5 Bedroom, 3.00 Bathroom, 2,073 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Situated on a rare 50x126 lot in the highly desirable community of Banff Trail, this brand-new semi-detached infill offers over 3,000 sq ft of carefully curated living space plus a fully self-contained LEGAL 2-BEDROOM SUITE with private entrance—perfect for multi-generational living or rental income. Designed with timeless elegance and modern comfort, this home showcases high-end finishing work including oak feature walls, a striking quartz backsplash in the kitchen, ceiling-height glass cabinets with custom lighting, and elegant arches throughout. The main floor boasts soaring 12-ft front windows, a stunning glass-enclosed office with open-to-below design, and a chef-inspired kitchen with custom cabinetry, quartz counters, and a large central island with bar seating. The living room is both functional and refined, anchored by a sleek gas fireplace with a custom mantel and flanked by arched niches, with dual sliding glass doors opening onto the rear deck and backyard. Upstairs, the luxurious primary retreat features two spacious walk-in closets and a spa-inspired ensuite with heated tile floors, freestanding soaker tub, dual sinks, and a fully tiled glass shower. Two additional bedrooms share a full bathroom, while a convenient laundry room completes the level. The fully finished basement includes a legal suite with 2 bedrooms, full bath, modern kitchen, bright living area, and private laundry. Ideally located near West Confederation Park, U of C, McMahon



2823 - 24 ST NW CALGARY, ALBERTA - UNIT#1



This Floorplan is illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.

Stadium, Foothills Athletic Park, and top-rated schools, with quick access to Crowchild Trail and 16th Ave, this exceptional property delivers luxury, functionality, and unbeatable inner-city convenience.

Built in 2025

Essential Information

MLS® #	A2234482
Price	\$1,149,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,073
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2825 24 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3Z2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Quartz Counters,
-------------------	---

	Separate Entrance
Appliances	Built-In Oven, Microwave, Refrigerator, Washer/Dryer, Bar Fridge, Gas Cooktop
Heating	Central
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	17
Zoning	RC-G

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.