

\$1,149,000 - 2823 24 Street Nw, Calgary

MLS® #A2270044

\$1,149,000

4 Bedroom, 5.00 Bathroom, 2,061 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

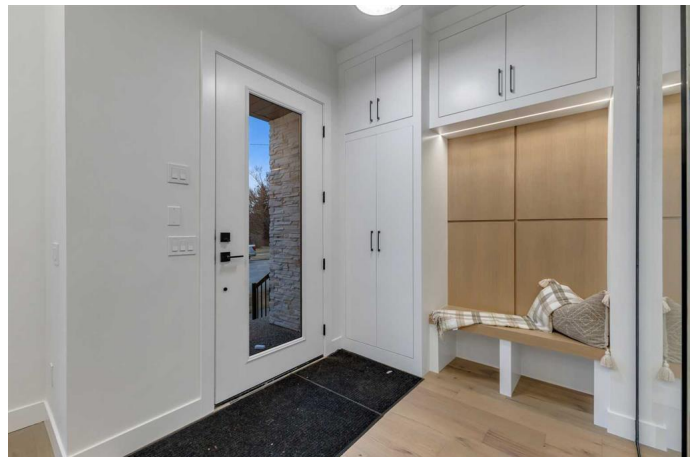
MOVE-IN READY | HIGH-END FINISHES |
SITTING ON A 50x126 LOT IN BANFF TRAIL!

Don't miss your chance to own this brand-new, luxury semi-detached infill in the highly sought-after community of Banff Trail! Perfectly situated on an oversized 50x126 lot, this home combines modern elegance with exceptional craftsmanship and premium finishes throughout.

Spanning over 3,068 sq ft of meticulously designed living space, this residence features 4 bedrooms, 4.5 bathrooms, and upscale details around every corner. The main floor welcomes you with a bright, open layout highlighted by soaring 12-ft front windows, a recessed ceiling, and a glass-enclosed office with an open-to-below design that floods the home with natural light.

The chef's kitchen is a true showpiece, featuring ceiling-height custom cabinetry, quartz countertops, a designer tile backsplash, and a large central island with bar seating – perfect for entertaining. The living room centers around a sleek gas fireplace with full-height tile surround and elegant arched niches for added architectural charm. Dual sliding doors open to the rear deck and backyard, creating an effortless indoor-outdoor flow.

Upstairs, the primary retreat offers a luxurious escape with a recessed ceiling, two walk-in



closets, and a spa-inspired ensuite complete with heated tile floors, dual sinks, quartz counters, a freestanding soaker tub, and a fully tiled glass shower. Two additional bedrooms, each with private ensuites, and a laundry room complete this level.

The fully finished basement with separate side entrance is designed for versatility – featuring a spacious rec room with built-in entertainment center, a wet bar, home gym, and a large bedroom with walk-in closet and full bath – ideal for guests or extended family.

Located just steps from West Confederation Park, U of C, McMahon Stadium, and top-rated schools, this home delivers the perfect balance of luxury, lifestyle, and inner-city convenience. Quick access to Crowchild Trail and 16th Ave ensures easy commuting anywhere in the city.

This Banff Trail gem is move-in ready – offering premium finishes, modern design, and an unbeatable location.

Built in 2025

Essential Information

MLS® #	A2270044
Price	\$1,149,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,061
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2823 24 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3Z2

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Kitchen Island, Separate Entrance, Vinyl Windows, Bidet
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Instant Hot Water
Heating	Standard
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	November 10th, 2025
Days on Market	6

Zoning

RC-G

Listing Details

Listing Office

URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.