

**2806 24 Street NW  
Calgary, Alberta**

**MLS # A2230084**



# \$950,000

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;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&mdash;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&mdash;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