

2825 24 Street NW
Calgary, Alberta

MLS # A2234482



\$1,149,900

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|-------------|---|------------|------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Concrete, Stone, Stucco, Wood Frame | Zoning: | RC-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

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 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.