DONNAWILSON
REALTOR®

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2825 24 Street NW
Calgary, Alberta

MLS # A2234482

$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:	5	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level		

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.

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