

\$830,000 - 2224 24 Avenue Nw, Calgary

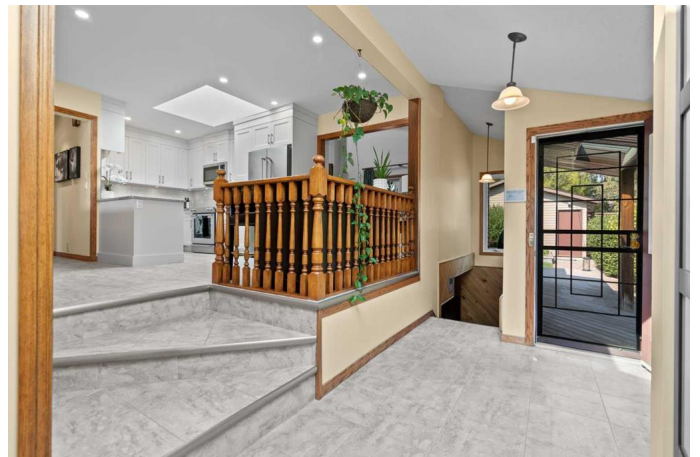
MLS® #A2257380

\$830,000

5 Bedroom, 2.00 Bathroom, 1,680 sqft
Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

3,138 TOTAL SQ.FT. | 5-BED | 2-BATH |
DETACHED GARAGE | CUSTOM ADDITION
| VAULTED LIVING ROOM | RENOVATED
KITCHEN | A/C | METICULOUSLY
MAINTAINED | This isn't your typical
bungalow! An impressive rear addition and
high-end upgrades sets this Banff Trail home
apart from the rest. The vaulted great room is
filled with NATURAL LIGHT from west-facing
windows, anchored by custom built-ins and a
wood-burning fireplace with gas starter. A
renovated kitchen with quartz counters,
premium appliances and cabinetry flows into a
large dining area ready for entertaining.
Skylights in the entry, kitchen, and main bath
brighten key areas, and the updated bathroom
with HEATED FLOORS offers direct access to
the primary bedroom. Two additional
bedrooms round out the main level, while the
lower floor adds a family room with wood
burning fire place, versatile rec space with
WET BAR, two bedrooms, full bath, and
abundant storage. Upgrades include
KINETICO WATER FILTRATION, NEW
SEWER LINE (2023 with warranty),
SPRINKLER SYSTEM, Telus security, air
conditioning, and a detached double garage.
With schools, parks, LRT, U of C, and Foothills
Hospital all nearby, this home combines
character, modern upgrades, and inner-city
convenience. An opportunity this special
doesn't come along often, and it won't
last long.



Built in 1955

Essential Information

MLS® #	A2257380
Price	\$830,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2224 24 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1Z7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Bar Fridge, Freezer, Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Great Room, Wood Burning, Basement, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	23
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

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.