\$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.







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 Bar Fridge, Dishwasher, Dryer, Freezer, Microwave Hood Fan, Range,

Refrigerator, Washer

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Gas Starter, Great Room, Wood Burning

Has Basement Yes
Basement 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 47

Zoning R-CG

Listing Details

Listing Office Real Broker

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.