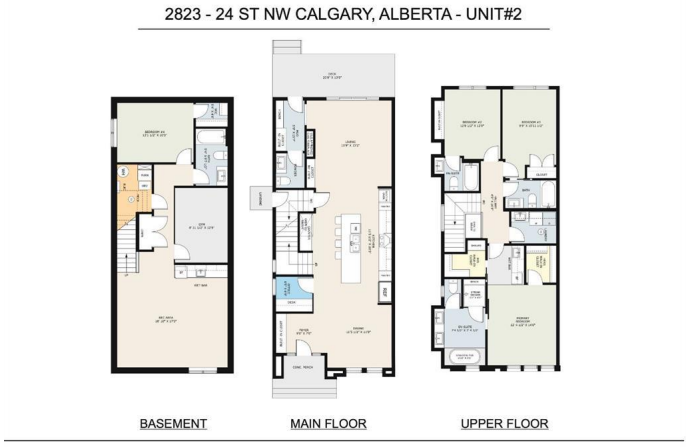
$1,149,900 - 2823 24 Street Nw, Calgary

MLS® #A2233188

$1,149,900
4 Bedroom, 5.00 Bathroom, 2,073 sqft
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta



Don't miss your chance to own a BRAND NEW SEMI-DETACHED INFILL in the highly desirable community of BANFF TRAIL! Built by Allure Luxury Homes and set for Winter completion, this stunning property still offers time to customize the interior finishes to your personal style. Featuring over 3068 sq ft of thoughtfully designed living space, this home offers 4 bedrooms, 4.5 bathrooms, and upscale features throughout.
The main floor showcases a bright, open layout with soaring 12-ft front windows, a recessed ceiling, and a sun-filled glass-enclosed office with an open-to-below design that floods the space with natural light. The chefâ€™s kitchen includes ceiling-height custom cabinetry, quartz countertops, a designer tile backsplash, and a large central island with ample bar seating. The living room is both functional and beautiful, centered around a sleek gas fireplace with full-height tile surround, flanked by elegant arched niches on both sides for added architectural charm. Dual sliding glass doors lead to the rear deck and backyard, creating a perfect indoor-outdoor flow.
Upstairs, the primary retreat is a true sanctuary with a recessed ceiling, large windows, and TWO spacious walk-in closets. The spa-inspired ensuite features heated tile floors, dual sinks, quartz counters, a freestanding soaker tub, and a fully tiled glass shower. Two additional bedrooms each have private ensuite bathrooms, and a full laundry

room completes the upper floor.
The fully finished basement offers a separate side entrance and is ideal for entertainment or multi-generational living. Highlights include a spacious rec room with built-in entertainment center, a stylish wet bar, a dedicated home gym, and a large bedroom with a walk-in closet and full bathroom.
Ideally located just steps from West Confederation Park, the University of Calgary, McMahon Stadium, Foothills Athletic Park, and top-rated schools, this exceptional property offers the perfect blend of luxury, lifestyle, and inner-city convenience. Easy access to Crowchild Trail and 16th Ave makes commuting a breeze.

Built in 2025

Essential Information

MLS® #	A2233188
Price	$1,149,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,073
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2823 24 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2M 3Z2

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Cooktop
Heating	Standard
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2025
Days on Market	42
Zoning	RC-G

Listing Details

Listing Office	URBAN-REALTY.ca

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