2816 24 Street NW

Calgary | Active | MLS® A2312384

$935,000









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**1955**	**1,067.05 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Exceptional opportunity to own a prime inner-city property in the highly desirable community of Banff Trail. Situated on a generous 52' x 120' lot with original R-CG zoning, this property offers outstanding potential for homeowners, investors, and future redevelopment.

The existing home has been well maintained and thoughtfully updated, providing comfortable move-in-ready living while offering excellent long-term value. Whether you're searching for a family home in one of Calgary's most convenient neighbourhoods, an investment property with rental potential, or a future redevelopment opportunity, this property checks every box.

Perfectly located just steps from William Aberhart High School and Banff Trail School, and only minutes to the University of Calgary, SAIT, Foothills Medical Centre, Alberta Children's Hospital, McMahon Stadium, the Banff Trail LRT Station, and downtown Calgary. Enjoy quick access to Crowchild Trail, 16 Avenue NW, shopping, parks, restaurants, and countless nearby amenities.

Surrounded by quality new infill homes and ongoing redevelopment, Banff Trail continues to be one of Calgary's premier inner-city communities, known for its strong demand, excellent walkability, and long-term appreciation. Whether you choose to live in the home, renovate, rent it as an investment, or redevelop in the future, this is a rare opportunity to secure a premium property in one of Calgary's most desirable neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2312384
Bedrooms	6
Bathrooms	4
Year Built	1955
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,067.05 sq. ft.
Main Level Finished Area:	1,067.05 sq. ft.
Below Grade Finished Area:	907.23 sq. ft.
Acreage:	No
Lot Area:	6,243 sq. ft.
Lot Frontage:	52'
Front Exposure:	West
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	7
Year built:	1955 (Age: 71)
Bedrooms:	6 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	3
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	3
Plan:	907GS
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House

Roof:	Asphalt
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 18'4" × 13'10" ·
Main Floor	Kitchen · 13' × 11' ·
Main Floor	Dining Room · 11' × 9'5" ·
Main Floor	Foyer · 7' × 3' ·
Main Floor	Bedroom - Primary · 11'4" × 10'10" ·
Main Floor	Bedroom · 10' × 10' ·
Main Floor	Porch - Enclosed · 18' × 4' ·
Main Floor	Balcony · 10' × 8' ·
Main Floor	Bedroom · 9'6" × 7'5" ·
Basement	Laundry · 5'6" × 3' ·

Basement	Flex Space · 8'10" × 6'5" ·
Basement	Furnace/Utility Room · 15' × 10' ·
Basement	Bedroom · 13' × 12'7" ·
Basement	Bedroom · 11'4" × 10'7" ·
Basement	Bedroom · 13'9" × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	No Animal Home, Vinyl Windows
Exterior Features:	Garden
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2816-24-street-nw-calgary-a2312384/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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