2828 24 Street NW

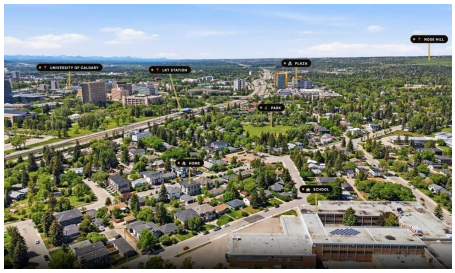
Calgary | Active | MLS® A2320968

$1,900,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2023**	**1,972 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker YAD Realty

A closer look

Welcome to this beautifully crafted luxury 2-storey home in the sought-after community of Banff Trail. Ideally located near the University of Calgary, Confederation Park, schools, shopping, transit, and major roadways, this home offers exceptional convenience and lifestyle.

The bright open-concept main floor features soaring ceilings, hardwood flooring, a spacious living room with a gas fireplace, a family room, and a chef-inspired kitchen with premium finishes and a large island. Upstairs you'll find 3 generous bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite, a central bonus room, and convenient upper-floor laundry.

Adding incredible value is the fully legal 2-bedroom basement suite with a separate side entrance, family room, and private laundry-perfect for extended family or rental income. Complete with a double detached garage, this exceptional property combines luxury, functionality, and investment potential in one of Calgary's most desirable inner-city neighbourhoods. All measurement are from previous listing and buyer to verify. Price is for the both side by side units. No access to the property.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2320968
Bedrooms	5
Bathrooms	4
Year Built	2023
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side

Total Living Area:	1,972 sq. ft.
Lot Area:	6,243 sq. ft.
Lot Frontage:	52'
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2023 (Age: 3)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	907GS
Heating:	Forced Air
Basement:	Full, Partially Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile

Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	None
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 14'8" × 13'8" ·
Main Floor	Kitchen · 13'9" × 13'8" ·
Main Floor	Family Room · 14'2" × 13'9" ·
Main Floor	Dining Room · 14'3" × 6'4" ·
Main Floor	Family Room · 14'2" × 13'9" ·
Upper Level	Bedroom - Primary · 13'4" × 13'1" ·
Upper Level	Bedroom · 9'11" × 9'10" ·
Upper Level	Bedroom · 9'11" × 9'9" ·
Upper Level	Bonus Room · 14' × 11'8" ·
Basement	Family Room · 11'2" × 8'6" ·
Basement	Bedroom · 10'2" × 7'6" ·
Basement	Kitchen · 12'4" × 10'7" ·
Basement	Bedroom · 12'8" × 12'2" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Quartz Counters
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, City Lot, Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2828-24-street-nw-calgary-a2320968/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.