2848 24 Street NW

Calgary | Active | MLS® A2319547

$852,000









Bedrooms	Bathrooms	Year Built	Living area
6	**2**	**1955**	**1,127.68 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Welcome to Banff Trail - Your Ideal Development Opportunity, subject to the City of Calgary approval. Nestled in the highly sought-after district of Banff Trail, this property boasts a prime location just blocks from the Confederation Park, William Aberhart High School, École Banff Trail and the University of Calgary. There are plenty of shopping centres nearby and is conveniently situated approximately 6 kilometres from downtown Calgary, where you can enjoy the perfect blend of tranquillity and urban accessibility. Embrace this 50' frontage property with R-CG zoning, offering an ideal canvas for new development projects subject to the City of Calgary approval. A rear detached single garage provides ample storage space, hobbies, or workshop needs. Adjacent to the garage is a triple gravel parking pad, enhancing convenience and functionality for residents and guests alike. This property features an older home with a three-bedroom illegal basement suite. With its solid foundation and existing structure, capitalize on the opportunity to renovate or reimagine the space to suit your preferences and lifestyle. Experience the vibrant community atmosphere of Banff Trail, characterized by its friendly neighbourhoods, nearby schools, and local amenities. Contact your favourite Agent for a viewing today and seize the chance to transform this property into your urban oasis in one of Calgary's most desirable neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2319547
Bedrooms	6
Bathrooms	2
Year Built	1955
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,127.68 sq. ft.

Main Level Finished Area:	1,127.68 sq. ft.
Acreage:	No
Lot Area:	6,243 sq. ft.
Lot Frontage:	52'2"
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	5
Year built:	1955 (Age: 71)
Bedrooms:	6 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	3
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	907GS
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Tile

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Off Street, Parking Pad, Single Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Electric Dryer Hookup, Laundry Room
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 17'6" × 13'6" ·
Main Floor	Kitchen · 13'3" × 11'8" ·
Main Floor	Laundry · 8'8" × 5'7" ·
Main Floor	Bedroom - Primary · 12'9" × 10'11" ·
Main Floor	Bedroom · 12'10" × 10'4" ·
Main Floor	Bedroom · 11'1" × 8'10" ·
Basement	Living Room · 17'8" × 13' ·
Basement	Kitchen · 11'5" × 8'7" ·
Basement	Pantry · 7'7" × 5' ·
Basement	Bedroom · 10'5" × 9'10" ·
Basement	Bedroom · 12' × 11'6" ·
Basement	Bedroom · 12'7" × 8'8" ·
Title to Land:	Fee Simple

Community Features:	Golf, Park, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Storage
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2848-24-street-nw-calgary-a2319547/

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