

\$825,000 - 2224 24 Avenue Nw, Calgary

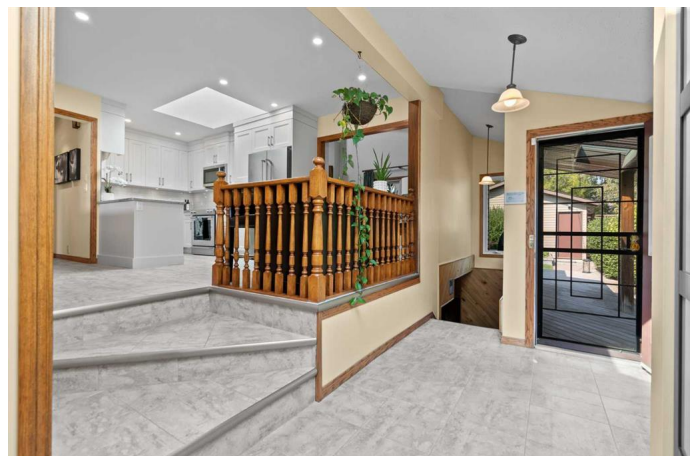
MLS® #A2257380

\$825,000

5 Bedroom, 2.00 Bathroom, 1,680 sqft
Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Close to the UNIVERSITY and HOSPITAL! |
HUGE 50' x 120' R-CG ZONED LOT |
DETACHED GARAGE | Perfect
INVESTMENT property | RENOVATED
KITCHEN | A/C. Not 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, A/C,
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.
Developers and homeowners and investors
alike will appreciate this one-of-a-kind
opportunity! Book a showing today.



Built in 1955

Essential Information

MLS® #	A2257380
Price	\$825,000
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, Great Room, Wood Burning, Gas Starter
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	65
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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