

\$599,900 - 2607 24 Street Nw, Calgary

MLS® #A2139221

\$599,900

3 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Why settle for a condo when you can enjoy the same low-maintenance, lock-and-go lifestyle in a detached home where you own the land, all for the same price as inner-city townhomes?

Located in a vibrant urban area just steps from the U of C, LRT, Foothills Athletic Park, and Foothills Hospital, this home offers walkable access to all levels of schooling, community parks, and pathways leading to Canmore Park and Confederation Park.

Bask in the ample natural sunlight that fills this home, featuring vaulted ceilings in the upper living room, two large skylights, and a charming brick mantle wood-burning fireplace. The upper level includes two bedrooms and a full bathroom with a large soaker tub and dual sink vanity in a Jack and Jill style ensuite. The lower level offers an additional bedroom, a second full bathroom, and a recreation room.

The kitchen is excellent, equipped with an island counter and plenty of storage, and opens to a nook with doors leading to a second south-facing deck. Both decks have been upgraded with durable vinyl Duradeck. Outside, you'll find a small garden with mature landscaping and indigenous plants (+ a goji berry shrub!) The property also includes a single oversized attached garage and additional off-street driveway parking.

Built in 1987



Essential Information

MLS® #	A2139221
Price	\$599,900
Sold Price	\$683,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.07
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	2607 24 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3Y9

Amenities

Parking Spaces	1
Parking	Front Drive, Single Garage Attached

Interior

Interior Features	Central Vacuum, Laminate Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Low Maintenance Landscape, Level, Many Trees, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 10th, 2024
Days on Market	1
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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