

\$769,900 - 2340 24 Avenue Nw, Calgary

MLS® #A2266307

\$769,900

3 Bedroom, 3.00 Bathroom, 1,873 sqft
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

Welcome to this bright and spacious semi-detached home ideally located near the University of Calgary, McMahon Stadium, and just minutes from downtown. Offering exceptional value with no condo fees, this property combines style, comfort, and convenience in one perfect package.

Step inside to discover high ceilings and an abundance of natural light that fills the open-concept main floor. A dedicated office at the front of the home provides the perfect space for remote work or study, while the inviting living and dining areas are ideal for relaxing or entertaining. It has a large kitchen with stainless steel appliances, island with granite countertops and ample cabinet space.

Upstairs, you'll find three large bedrooms, with large walk-in closets complete with custom organizers. The upper two levels also features brand-new flooring and fresh paint throughout, giving the home a clean, modern feel that's move-in ready.

With a private yard, double detached garage and plenty of nearby amenities, and easy access to transit and major routes, this home is perfect for families, professionals, or investors alike.

This home is move-in ready, low-maintenance, and perfectly located – a rare find in one of the city's most desirable areas of Banff



Trail!

Built in 2003

Essential Information

MLS® #	A2266307
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,873
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2340 24 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2A1

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.