



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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2224 24 Avenue NW
Calgary, Alberta

MLS # A2257380



\$830,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	Security System, TV in Basement Gym		

3,138 TOTAL SQ.FT. | 5-BED | 2-BATH | DETACHED GARAGE | CUSTOM ADDITION | VAULTED LIVING ROOM | RENOVATED KITCHEN | A/C | METICULOUSLY MAINTAINED | This isn't 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, air conditioning, 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. An opportunity this special doesn't come along often, and it won't last long.