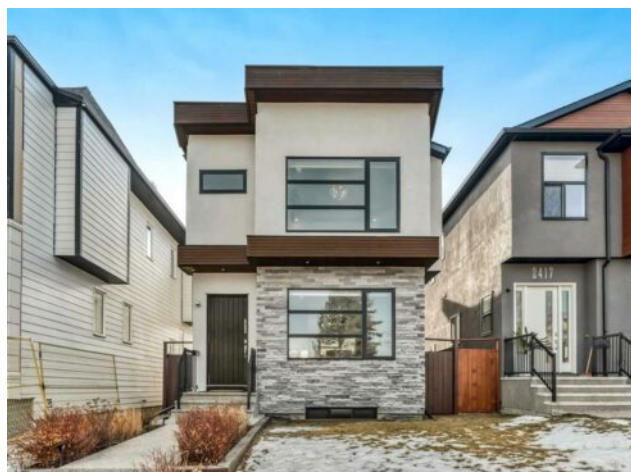


2415 25 Avenue NW  
Calgary, Alberta

MLS # A2280146



## \$1,269,000

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Banff Trail                           |               |                  |
| <b>Type:</b>     | Residential/House                     |               |                  |
| <b>Style:</b>    | 2 Storey                              |               |                  |
| <b>Size:</b>     | 2,189 sq.ft.                          | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                             |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                  |

|                    |                                                                                                                                  |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air                                                                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                                                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cedar, Stone, Stucco, Wood Frame, Wood Siding                                                                                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar |                   |      |

**Inclusions:** Built-in oven, gas cook top, built in microwave, refrigerator, built-in dishwasher, two build-in wine/beverage coolers, hood fan, window coverings, washer, dryer, air conditioner, two garage door remotes, A1 Security / Cameras, Built-in speakers inside and outside, and pergola

\*\*\*OPEN HOUSE: JANUARY 31st & FEBRUARY 1st 1:00pm-3:00pm\*\*\* Welcome to this stunning contemporary detached home in Banff Trail, offering over 3,100 sq. ft. of beautifully finished living space across all three levels-designed to balance upscale style with everyday comfort in one of Calgary's most desirable inner-city communities. This home features air conditioning, a humidifier, built-in speakers (including outdoors), plus an A1 alarm and camera system paired with a Honeywell security setup, and approximately 3 years remaining on the structural warranty. Step inside to soaring 10-foot ceilings, engineered hardwood, modern tile, and sleek glass railings that elevate the open-concept design. The chef-inspired kitchen showcases a massive 15-foot quartz island, gas stove, and custom cabinetry-perfect for entertaining or daily living. The main floor is complete with a formal dining room, spacious great room with a gas fireplace, breakfast nook, and a convenient powder room. Upstairs offers a luxurious primary retreat with a spa-inspired ensuite featuring heated floors and a jetted tub, plus two additional bedrooms each with their own private ensuite, and convenient upper-level laundry. The fully finished basement continues the luxury with heated floors, a cozy family room with a second gas fireplace, wet bar, dedicated home gym, fourth bedroom, and full bathroom-ideal for guests or added living space. Outside, enjoy the freshly painted exterior, along with a fully fenced and landscaped backyard with a new pergola, concrete patio, and an insulated double garage. Ideally located close to the C-Train, U of C, parks, shopping, and several top-rated bilingual and French-immersion schools-offering unbeatable inner-city lifestyle and convenience.