

2415 25 Avenue NW  
Calgary, Alberta

MLS # A2280146



**\$1,269,000**

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

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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, build 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.