

for an ultra-lux aesthetic. The spacious living room centres on a stunning gas fireplace feature wall w/ a full-height tile surround and built-in cabinetry. Off this space, you can easily access the rear deck and backyard through dual glass sliding doors, nicely combining your indoor/outdoor living spaces. Finishing off this level, the large dining room offers oversized windows, allowing lots of natural light into the home. Upstairs, the elegant primary suite features soaring vaulted ceilings, large windows, and a walk-in closet w/ ample storage. The vault continues into the spa-inspired ensuite, elegantly finished w/ heated tile floors, quartz countertops, dual undermount sinks, a stand-alone soaker tub, and a stunning glass shower. Two additional good-sized bedrooms open onto a large BONUS ROOM or OFFICE SPACE w/ an elegant glass wall, perfect for your family's needs. A 4-pc bathroom w/ tile floors, a modern vanity and a fully tiled tub/shower combo nicely finishes off the upper floor. W/ its own private, secure side entrance, the legal basement suite (subject to permits and approval by the city) is an excellent mortgage helper or mother-in-law suite! This inviting space features a kitchen w/ custom cabinetry, quartz countertops, lots of upper and lower cabinets, and an island w/ bar seating. The kitchen blends seamlessly w/ the good-sized living room, w/ direct access to each of the good-sized bedrooms w/ built-in closets and the main 4-pc modern bathroom. Be sure to visit the multimedia links for a full look at this incredible home today!

Built in 2025

Essential Information

MLS® #	A2195913
Price	\$1,175,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,876
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2421 25 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2C6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Stucco, Wood Frame, Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	March 3rd, 2025
Days on Market	35
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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