



**GRASSROOTS**  
REALTY GROUP

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726 25 Avenue NW  
Calgary, Alberta

MLS # A2249932



**\$1,198,000**

|           |                                                                           |        |                  |
|-----------|---------------------------------------------------------------------------|--------|------------------|
| Division: | Mount Pleasant                                                            |        |                  |
| Type:     | Residential/Duplex                                                        |        |                  |
| Style:    | 2 and Half Storey, Attached-Side by Side                                  |        |                  |
| Size:     | 2,569 sq.ft.                                                              | Age:   | 2024 (1 yrs old) |
| Beds:     | 4                                                                         | Baths: | 3 full / 2 half  |
| Garage:   | Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Over |        |                  |
| Lot Size: | 0.07 Acre                                                                 |        |                  |
| Lot Feat: | Back Yard                                                                 |        |                  |

|             |                                                                                                                                                                                                                                                                                                |            |      |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | In Floor, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                           | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                                                                                                                                         | Sewer:     | -    |
| Roof:       | Asphalt, Flat                                                                                                                                                                                                                                                                                  | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                                                                                                                                                                                                                 | LLD:       | -    |
| Exterior:   | Concrete, Mixed, Stucco                                                                                                                                                                                                                                                                        | Zoning:    | RC-2 |
| Foundation: | Poured Concrete                                                                                                                                                                                                                                                                                | Utilities: | -    |
| Features:   | Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |            |      |
| Inclusions: | na                                                                                                                                                                                                                                                                                             |            |      |

Design, Location, Luxury. The Prestige is an award-winning home that recently won the 2024 Cube Award, showcasing exceptional design and craftsmanship. This semi-detached home in Mount Pleasant offers over 3,200 sq. ft. of modern living just steps from Confederation Park on a quiet tree-lined street. Designed by Midnight Design Studio and built by Exquisite Homes, it features high-end finishes throughout. The loft level is designed for entertaining with a dry bar, two-piece bathroom, and incredible views of the city skyline and Confederation Park. The living room is highlighted by a Montigo linear gas fireplace with a fluted tile feature wall, while triple-pane Durabuilt windows improve comfort and efficiency. The chef's kitchen includes built-in Dacor appliances, a gas range, Calacatta Flash quartz waterfall countertops, slim shaker cabinets with white oak accents, and a quartz backsplash. The primary suite offers a spa-inspired ensuite with heated floors, Taj Mahal tile, a microcement shower, and a custom feature wall with LED backlighting. Additional features include hydronic heating roughed into the basement, San Marino hardwood floors, three bedrooms upstairs, walnut and white oak details, frameless glass railings, a steam shower roughed into the basement spa, and a double detached garage that is insulated and drywalled. Close to schools, parks, public transit, tennis courts, and a skating rink, this home combines luxury and location in one of Calgary's most desirable communities.