



GRASSROOTS
REALTY GROUP

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640 25 Avenue NW
Calgary, Alberta

MLS # A2268467



\$1,099,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,080 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

OPEN HOUSE FRIDAY NOV 7th 4:30-8:00PM Located on a quiet, tree-lined street in Mount Pleasant, this brand-new home combines sophisticated craftsmanship with a functional family-friendly layout. The modern HARDIE BOARD exterior is paired with a SOUTH-FACING FRONT PATIO encouraging peaceful morning coffees. Step inside to a bright front foyer with CUSTOM MILLWORK BUILT-INS leading to a formal beautiful dining room accented by a WOOD FEATURE WALL that sets the tone for the home's elegant design. The GOURMET KITCHEN is a chef's dream with a galley-style layout that encourages culinary creativity. High-end KITCHENAID APPLIANCES include a GAS COOKTOP and BUILT-IN WALL OVEN and MICROWAVE, complemented by STONE COUNTERS, UNDER-CABINET LIGHTING, a GARBAGE PULLOUT, and an OVERSIZED CRUSHED GRANITE SINK. A walk-through area off the kitchen offers both a WALL PANTRY with APPLIANCE COUNTER and a separate ENCLOSED ROOM that can serve as a PANTRY or MAIN FLOOR OFFICE. The open-concept living room is warm and welcoming with CUSTOM BUILT-IN SHELVING and a GAS FIREPLACE overlooking the BACKYARD—perfect for quiet evenings or gatherings with friends. A MUDROOM with abundant STORAGE and a tucked-away POWDER ROOM with a WATERFALL-EDGE VANITY complete the main level. A GLASS-RAILED staircase with HARDWOOD TREADS leads to the UPPER LEVEL where you'll find HARDWOOD FLOORING throughout. A BONUS ROOM with a WOOD FEATURE WALL creates separation between the PRIMARY and SECONDARY BEDROOMS for enhanced privacy. The PRIMARY SUITE is a true retreat with a COFFERED CEILING, LARGE WALK-IN CLOSET, and

a LUXURIOUS ENSUITE featuring a STEAM SHOWER, FREE-STANDING TUB, and DUAL VANITY. Two spacious additional bedrooms, a 4-piece main bath, and a convenient LAUNDRY ROOM complete this level. The FULLY DEVELOPED BASEMENT continues the home's elevated design with a WET BAR and BEVERAGE CENTER for easy entertaining. The REC ROOM features ENTERTAINMENT BUILT-INS and ample space for relaxation or family movie nights. There's a FOURTH BEDROOM with LARGE WALK-IN CLOSET, a 4-PIECE BATHROOM, and an ENCLOSED FLEX ROOM ideal for a FIFTH BEDROOM, GYM, or HOME OFFICE. Enjoy the PRIVATE BACK YARD with EXTENDED GREEN SPACE for kids and pets large patio area for barbeques and unwinding. Additional features include ROUGH-IN FOR AIR CONDITIONING, a DOUBLE DETACHED GARAGE with 8-FOOT DOOR, EV CHARGER READY OUTLET, and a PAVED BACK LANE. This home offers an exceptional blend of modern luxury and timeless craftsmanship—all in a walkable inner-city location close to CONFEDERATION PARK, SAIT, and the restaurants and cafés along 19 Street NW. A refined residence for those who value quality, design, and comfort in equal measure.