



GRASSROOTS
REALTY GROUP

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2411 25 Avenue NW
Calgary, Alberta

MLS # A2270413



\$1,325,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,112 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Refrigerator, Washer/Dryer, Microwave Hood Fan, Dishwasher

Introducing an exceptional modern infill in the highly sought-after community of Banff Trail, perfectly located on a quiet street just minutes from SAIT, McMahon Stadium, the University of Calgary, Confederation Park, and vibrant local amenities. This thoughtfully designed home offers outstanding craftsmanship, high-end finishes, double detached garage and a legal basement suite—ideal for multi-generational living or added income potential. The upper level, featuring 9ft ceilings, contains three spacious bedrooms, each complete with its own walk-in closet & private en-suite, providing comfort and privacy for the whole family. The luxurious primary retreat is truly impressive, showcasing a spa-inspired 5 pc en-suite, a large walk-in closet, and even a convenient wet bar - a rare and elegant touch. The laundry room is also located upstairs for ultimate convenience. The main floor is designed for both daily living and entertaining, highlighted by a massive chef's kitchen equipped with premium finishes, an oversized island, and a full butler's pantry. A bright living room with cozy gas fireplace, stylish dining area, and a versatile main floor den create the perfect balance of function and flow. Enjoy the 10 foot ceilings throughout this level! The fully developed basement offers a LEGAL SUITE with a separate side entry, complete with two bedrooms, a full bathroom, a comfortable living room, and a fully equipped kitchen all under 9 ft ceilings—ideal for rental income or extended family use. With exceptional design, unmatched convenience, and a prime inner-city location, this stunning home offers everything today's buyers are looking for. A must-see opportunity!