



GRASSROOTS
REALTY GROUP

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642 25 Avenue NW
Calgary, Alberta

MLS # A2272555



\$1,099,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,080 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Paved		

Heating:	In Floor, Electric, 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-CG
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 SAT, JAN 24th 1-3pmSet on a QUIET TREE-CANOPIED STREET IN MOUNT PLEASANT, this newly built home brings together refined craftsmanship and a layout designed for everyday comfort. A SOUTH-FACING FRONT PATIO introduces the property with warm light and a welcoming place to enjoy peaceful moments outdoors. Inside, CUSTOM MILLWORK in the front foyer sets an elevated tone and leads into an elegant dining room anchored by a WOOD FEATURE WALL that adds depth and character. A beautifully appointed GOURMET KITCHEN encourages both creativity and connection with high-end KITCHENAID APPLIANCES including a GAS COOKTOP and BUILT-IN WALL OVEN and MICROWAVE. STONE COUNTERS, UNDER-CABINET LIGHTING, an OVERSIZED CRUSHED GRANITE SINK, a GARBAGE PULLOUT, and an organized storage layout ensure the space functions effortlessly. A WATERFALL-EDGE ISLAND becomes the gathering point of the home with its clean lines and generous prep space. Adjacent to the kitchen, a walk-through area includes a WALL PANTRY with APPLIANCE COUNTER while an ENCLOSED ROOM offers versatility as a SECOND PANTRY or MAIN FLOOR OFFICE for structured workdays. An inviting living area sits at the back of the home, blending CUSTOM BUILT-IN SHELIVING with a GAS FIREPLACE that overlooks the backyard for a relaxing evening atmosphere. A practical mudroom with ABUNDANT STORAGE sits near a tucked-away powder room styled with a WATERFALL-EDGE VANITY. A GLASS-RAILED staircase with HARDWOOD TREADS leads upstairs to a level finished entirely in HARDWOOD FLOORING. A central BONUS ROOM with a WOOD FEATURE WALL creates thoughtful separation between the primary and secondary bedrooms. The

primary retreat feels serene with a COFFERED CEILING, LARGE WALK-IN CLOSET, and a finely crafted ENSUITE featuring a STEAM SHOWER, FREE-STANDING TUB, DUAL VANITY, and ELECTRIC IN-FLOOR HEATING for added morning comfort. Two additional bedrooms, a well-designed 4-piece bath, and a convenient laundry room complete this floor. A FULLY DEVELOPED BASEMENT extends the home with a WET BAR and BEVERAGE CENTER that simplify weekend hosting. A spacious rec room includes ENTERTAINMENT BUILT-INS and room for movie nights, games, or fitness setups. A fourth bedroom with LARGE WALK-IN CLOSET and a 4-piece bathroom offer privacy for guests while an enclosed FLEX ROOM provides options for a FIFTH BEDROOM, HOME GYM, or OFFICE depending on lifestyle needs. Enjoy a PRIVATE BACK YARD with EXTENDED GREEN SPACE for children and pets and a generous patio area suited to barbeques and outdoor relaxation. Added conveniences include ROUGH-IN FOR AIR CONDITIONING, a DOUBLE DETACHED GARAGE with 8-FOOT DOOR, EV CHARGER READY ROUGH-IN, and a PAVED BACK LANE. This residence delivers modern luxury, thoughtful design, and walkable inner-city living close to CONFEDERATION PARK, SAIT, and the caf  s and restaurants along 19 Street. A sophisticated offering for buyers seeking exceptional design, quality finishes, and a truly livable inner-city setting.