



GRASSROOTS
REALTY GROUP

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646 25 Avenue NW
Calgary, Alberta

MLS # A2279842



\$1,099,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,954 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Secondary suite appliances: Electric Stove, Hood Fan, Dishwasher		

Modern luxury and timeless design come together in this brand new, meticulously crafted infill by Moon Homes, ideally located on a quiet, tree lined street in the heart of Mount Pleasant. Offering thoughtfully curated living across all three levels, this residence delivers elevated craftsmanship, refined architectural detailing, and exceptional functionality just steps from Confederation Park and minutes to downtown. The main floor is defined by soaring 10 foot ceilings, oversized windows, rich hardwood flooring, and custom millwork throughout. A grand arched entry opens to a spacious foyer, setting the tone for the sophisticated interior. The open concept living and dining areas are anchored by a beautifully tiled gas fireplace with custom built ins and a statement chandelier, while large sliding patio doors create seamless indoor outdoor flow to the rear concrete patio, ideal for entertaining. The chef inspired kitchen is a true showpiece, featuring a massive quartz island, premium Frigidaire Professional Series appliances, a custom slat hood fan, bar fridge, and full height cabinetry with extensive pull out storage. Thoughtfully designed LED lighting including under cabinet, toe kick, floating shelf, and glass front upper lighting adds both function and dramatic ambiance. A dedicated pocket office or home workspace and a custom mudroom with built ins are perfectly positioned for modern daily living, complemented by a stylish powder room with a floating vanity and designer lighting. Upstairs, wainscoting continues through a bright, sun filled hallway. The primary retreat is nothing short of exceptional, showcasing nearly 15 foot vaulted ceilings, a fully detailed feature wall, upper transom windows, plush carpeting, and a striking chandelier. The walk in closet offers custom shelving, pull outs, and motion sensor LED lighting. The spa inspired ensuite includes heated tile floors, dual vanities, a

freestanding soaker tub, a tiled rainfall shower with bench, ambient mirror and vanity lighting, and a private water closet. Two additional bedrooms each feature walk in closets and share a beautifully appointed four piece bathroom. A well designed upper laundry room includes LG appliances, folding counter, deep sink, cabinetry, hanging rack, and linen storage conveniently located near the bedrooms. The fully finished legal basement suite (pending final inspection) offers a private side entrance and mirrors the quality of the main home. Complete with a full kitchen, spacious living area, modern four piece bathroom, and dedicated laundry with built in sink, this space is ideal for extended family, guests, or future rental income. Finished with a detached double garage and paved alley access, this home is surrounded by top rated schools, parks, pathways, Mount Pleasant Pool, and beloved local amenities, with quick access to major routes and the city core.