



2415 25 Avenue NW
Calgary, Alberta

MLS # A2280146



\$1,229,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,189 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Built-in oven, gas cook top, built in microwave, refrigerator, built-in dishwasher, two built-in wine/beverage coolers, hood fan, window coverings, washer, dryer, air conditioner, two garage door remotes, A1 Security / Cameras, Built-in speakers inside and outside, and pergola

A stunning contemporary detached home in Banff Trail offering over 3,100 sq. ft. of beautifully finished living space across three levels—designed for both style and everyday comfort. Featuring 10-foot ceilings, solid core 8-foot doors for sound insulation, central air conditioning, built-in speakers (including outdoors), a full security system with cameras, and approximately 3 years remaining on the structural warranty. The chef-inspired kitchen is built for entertaining with a massive 15-foot quartz island, 1 $\frac{1}{4}$ -inch quartz countertops, executive stainless steel appliances, under-cabinet lighting, beverage fridge, and ample storage with built-in pullouts and pot drawers. The main floor offers a seamless layout with formal dining, a spacious great room with gas fireplace, breakfast nook, and powder room. Upstairs features generously sized bedrooms, each with its own ensuite. The primary retreat includes heated floors, a comfort-height double vanity, quartz counters, a tiled glass shower, and a jetted soaker tub. The fully finished basement is an entertainer’s dream—perfect for game nights or gatherings—with heated floors, a cozy family room with second gas fireplace, full wet bar, built-in speakers, space for a large screen, home gym, fourth bedroom, and full bathroom. Freshly painted exterior, fully fenced and landscaped yard with new pergola and concrete patio, plus an insulated double garage. Ideally located near the C-Train, University of Calgary, parks, shopping, and top-rated bilingual and French immersion schools.