



for an ultra-lux aesthetic. The spacious living room centres on a stunning gas fireplace feature wall w/ a full-height tile surround and built-in cabinetry. Off this space, you can easily access the rear deck and backyard through dual glass sliding doors, nicely combining your indoor/outdoor living spaces. Finishing off this level, the large dining room offers oversized windows, allowing lots of natural light into the home. Upstairs, the elegant primary suite features soaring vaulted ceilings, large windows, and a walk-in closet w/ ample storage. The vault continues into the spa-inspired ensuite, elegantly finished w/ heated tile floors, quartz countertops, dual undermount sinks, a stand-alone soaker tub, and a stunning glass shower. Two additional good-sized bedrooms open onto a large BONUS ROOM or OFFICE SPACE w/ an elegant glass wall, perfect for your family's needs. A 4-pc bathroom w/ tile floors, a modern vanity and a fully tiled tub/shower combo nicely finishes off the upper floor. W/ its own private, secure side entrance, the legal basement suite (subject to permits and approval by the city) is an excellent mortgage helper or mother-in-law suite! This inviting space features a kitchen w/ custom cabinetry, quartz countertops, lots of upper and lower cabinets, and an island w/ bar seating. The kitchen blends seamlessly w/ the good-sized living room, w/ direct access to each of the good-sized bedrooms w/ built-in closets and the main 4-pc modern bathroom. Be sure to visit the multimedia links for a full look at this incredible home today!

Built in 2025

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2195913    |
| Price    | \$1,175,000 |
| Bedrooms | 5           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,876                  |
| Acres          | 0.14                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2421 25 Avenue Nw |
| Subdivision | Banff Trail       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 2C6           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator   |
| Heating           | Forced Air   |
| Cooling           | Rough-In   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line  |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Cement Fiber Board, Stucco, Wood Frame, Veneer                             |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 33              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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