# \$1,295,000 - 2413 25 Avenue Nw, Calgary

MLS® #A2270686

## \$1,295,000

4 Bedroom, 5.00 Bathroom, 2,112 sqft Residential on 0.08 Acres

Banff Trail, Calgary, Alberta

This extraordinary newly built home in prestigious Banff Trail offers a level of craftsmanship, design, and finishings rarely seen in the area. Ideally positioned just steps from McMahon Stadium and minutes to SAIT, U of C, and the LRT, this home blends sophisticated inner-city living with unparalleled convenience.

From the moment you step inside, the attention to detail is unmistakable. The main floor features soaring 10 ft ceilings, elegant designer finishes, and a layout curated for both grand entertaining and elevated everyday living. The chef's kitchen is a true showstopperâ€"highlighted by a massive island, high-end cabinetry, premium appliance package, and a fully equipped butler pantry, perfect for extra storage and prep space. The living room exudes comfort and style with its sleek gas fireplace, while the den provides the perfect refined workspace, playroom or flex area. The large mudroom at the back door is perfect for all of your outdoor gear.

Upstairs, luxury continues with 9 ft ceilings and three beautifully appointed bedrooms, each offering its own walk-in closet and private en-suite. The primary retreat is a masterpieceâ€"featuring vaulted ceilings, a stunning 5-piece spa en-suite with steam shower and soaker tub, a large custom walk-in closet with island, and a rare in-room wet bar for the ultimate private sanctuary. Convenient





upper laundry completes this exceptional level.

The fully developed lower level showcases 9 ft ceilings and exceptional versatility, including a dedicated gym area, an expansive rec room, a spacious bedroom with a walk-in closet, and a stylish 4-piece bathroomâ€"perfect for guests or extended family.

A double detached garage adds both practicality and value to this outstanding property.

With a perfect blend of sophistication function and inner city convenience, this gorgeous home is a standout opportunity for buyers seeking elevated living in a prime location! Book your showing today!

#### Built in 2025

## **Essential Information**

MLS® # A2270686 Price \$1,295,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,112

Acres 0.08

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 2413 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, Double Vanity, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop,

Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Brick, Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed November 14th, 2025

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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