

\$2,499,997 - 2404 25 Avenue Nw, Calgary

MLS® #A2212342

\$2,499,997

7 Bedroom, 8.00 Bathroom, 4,160 sqft

Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

Highly upgraded on the corner lot , bright SMART home with Elevator For all levels, over 5800 sqft of Finished space, walking distance to U of C / LRT station . Open Foyer Entrance with 10ft Ceiling on main floor, Den with Built ins / Brick work with formal dining area / family room. Gourmet kitchen / Dining area, Miele appliances, Walk in pantry, leading to Exposed patio with gas fire pit . Mudroom with custom Cabinetry and Family room with Tile to ceiling - linear gas fireplace. Hunter Douglas Drapery, 2 powder rooms on main floor with stunning Lights. Upper level with 4 bedrooms each with Ensuite and walk in closets with custom shelving / glass tiled showers / Heated Floors and Large laundry room. Fully finished Basement with media room - wet bar and additional bedroom and a steam shower. Touchless sensor toilets. Fully finished Legal 2 Bedroom Basement suite with separate entrance. Central Air conditioned . Landscaped with 4 zone sprinkler system.

Built in 2017

Essential Information

| | |
|------------|-------------|
| MLS® # | A2212342 |
| Price | \$2,499,997 |
| Bedrooms | 7 |
| Bathrooms | 8.00 |
| Full Baths | 6 |
| Half Baths | 2 |



| | |
|----------------|-------------|
| Square Footage | 4,160 |
| Acres | 0.14 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2404 25 Avenue Nw |
| Subdivision | Banff Trail |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 2C5 |

Amenities

| | |
|----------------|-------------------------|
| Amenities | Elevator(s), Playground |
| Parking Spaces | 5 |
| Parking | Triple Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Bookcases, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Steam Room, Vaulted Ceiling(s) |
| Appliances | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Range, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Stove, Humidifier, Range Hood, Refrigerator, Washer, Water Conditioner, Window Coverings, Wine Refrigerator |
| Heating | In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas, Zoned |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Blower Fan, Decorative, Double Sided, Gas, Glass Doors, Mantle |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit |
| Lot Description | Back Lane, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot, Treed, Views |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 65 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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