

# \$1,210,000 - 726 25 Avenue Nw, Calgary

MLS® #A2220551

**\$1,210,000**

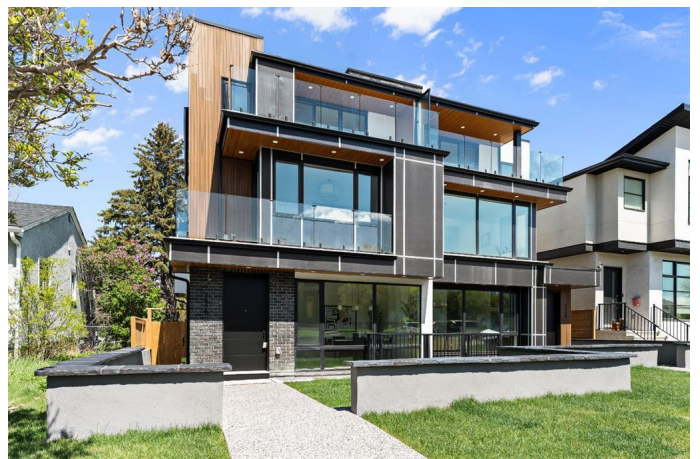
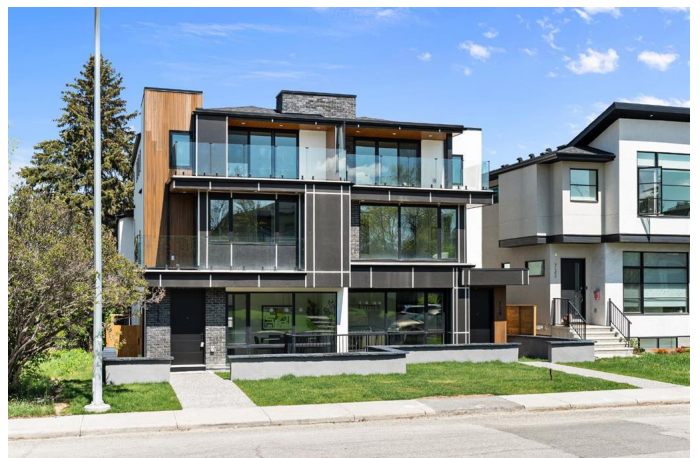
4 Bedroom, 5.00 Bathroom, 2,569 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

DESIGN + LOCATION + LUXURY | Are you ready to elevate your living experience? Introducing The Prestige, an award-winning home that recently won the 2024 Cube Award, solidifying its place as a masterpiece and a testament to its unparalleled design and craftsmanship. This stunning semi-detached residence in the heart of Mount Pleasant is truly a dream come true! Just steps away from Confederation Park, this property is nestled on a quiet, tree-lined street in the prestigious community of Mount Pleasant. Designed by Midnight Design Studio and brought to life by Exquisite Homes, this masterpiece is unapologetically modern, boasting over 3,200 sq. ft. of luxurious living space. From the sleek architectural design to the flawless high-end finishes, no detail has been overlooked.

Highlights of this home include a unique loft space, perfect for entertaining, with a dry bar, a 2-piece bathroom, and jaw-dropping views of the city skyline and Confederation Park. The Montigo DRL60 linear gas fireplace takes center stage in the living room, framed by a dramatic fluted tile feature wall. Not to mention, Durabuilt triple-pane windows reduce heat loss and increase energy efficiency. The chef's kitchen is a true showstopper, featuring built-in Dacor appliances, a gas range, Calacatta Flash quartz waterfall countertops, slim shaker plywood cabinets with white oak accents, and a quartz backsplash that exudes sophistication.



Designer fixtures and glamorous finishes are everywhere, from luxury black fixtures with striking gold accents to decorative lighting that makes every corner glow.

The primary ensuite is a haven of relaxation, with heated floors and magazine-worthy Taj Mahal tile with pebble accents. The shower is finished in microcement, doing away with grout lines! The primary bedroom doesn't disappoint either, boasting a custom feature wall with full-size mirrors and LED backlighting for the perfect chic ambiance.

That's not all; there's even more to fall in love with. Additional features include hydronic heating roughed into the basement for ultimate comfort, Goodfellow San Marino hardwood floors with a thick wear layer for lifelong durability, and an exterior that commands attention with Newtech, Hardie Panel, Sagiper, stucco, and stone finishes for maximum curb appeal. The home also features three bedrooms on the second floor, a walnut feature wall, a wide entry door (42 inches), making it a breeze to bring furniture in and out, frameless glass and white oak railings, and a steam shower roughed into the basement spa. Also included is a double detached garage which is insulated and drywalled

Located just minutes from public transportation, the Mount Pleasant Arts Centre, schools, and recreational amenities like tennis courts and a skating rink, this home truly has it all. Perfect for families who want the best of modern living in an unbeatable location. Don't compromise; you deserve a home that checks every box.

Built in 2024

## Essential Information

MLS® #	A2220551
Price	\$1,210,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,569
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	726 25 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2B2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher
Heating	In Floor Roughed-In, Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, City Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle, Flat
Construction	Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	48
Zoning	RC-2

## Listing Details

Listing Office	4th Street Holdings Ltd.
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