

\$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 showstopper—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 masterpiece—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 bathroom—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
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.