

# \$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**

Date Listed	April 16th, 2025
Days on Market	79
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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