

# \$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, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Low Flow Plumbing Fixtures, Steam Room                                                                                                                                                         |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, ENERGY STAR Qualified Appliances, Humidifier, Water Conditioner |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned, ENERGY STAR Qualified Equipment                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                  |
| Fireplaces        | Gas, Mantle, Blower Fan, Decorative, Double Sided, Glass Doors                                                                                                                                                                                                                     |
| 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 | 60               |
| Zoning         | R-CG             |

### **Listing Details**

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

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