

# \$1,198,000 - 726 25 Avenue Nw, Calgary

MLS® #A2249932

**\$1,198,000**

4 Bedroom, 5.00 Bathroom, 2,569 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Design, Location, Luxury. The Prestige is an award-winning home that recently won the 2024 Cube Award, showcasing exceptional design and craftsmanship.

This semi-detached home in Mount Pleasant offers over 3,200 sq. ft. of modern living just steps from Confederation Park on a quiet tree-lined street. Designed by Midnight Design Studio and built by Exquisite Homes, it features high-end finishes throughout.

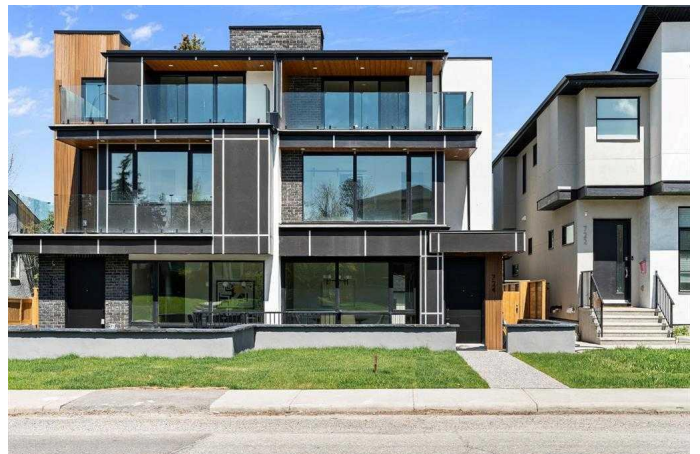
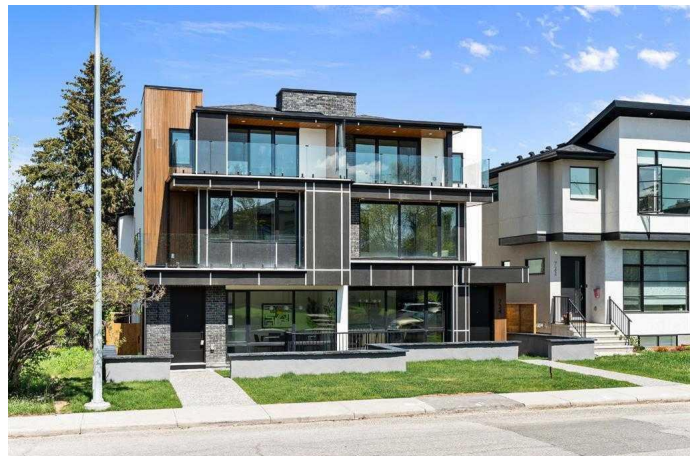
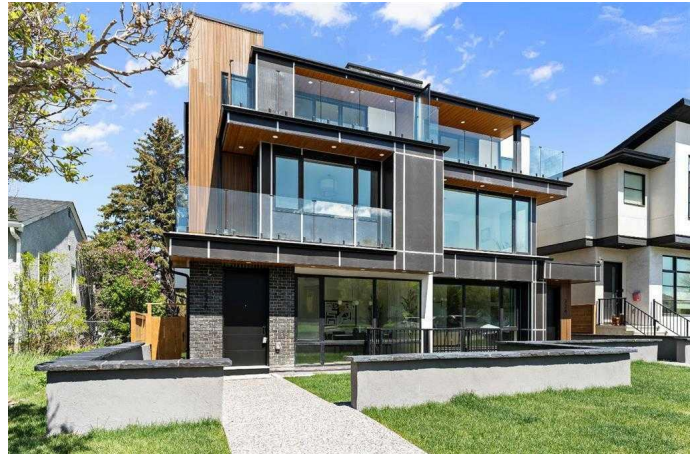
The loft level is designed for entertaining with a dry bar, two-piece bathroom, and incredible views of the city skyline and Confederation Park. The living room is highlighted by a Montigo linear gas fireplace with a fluted tile feature wall, while triple-pane Durabuilt windows improve comfort and efficiency.

The chef's kitchen includes built-in Dacor appliances, a gas range, Calacatta Flash quartz waterfall countertops, slim shaker cabinets with white oak accents, and a quartz backsplash.

The primary suite offers a spa-inspired ensuite with heated floors, Taj Mahal tile, a microcement shower, and a custom feature wall with LED backlighting.

Additional features include hydronic heating roughed into the basement, San Marino hardwood floors, three bedrooms upstairs, walnut and white oak details, frameless glass railings, a steam shower roughed into the basement spa, and a double detached garage that is insulated and drywalled.

Close to schools, parks, public transit, tennis



courts, and a skating rink, this home combines luxury and location in one of Calgary’s most desirable communities.

Built in 2024

Essential Information

MLS® #	A2249932
Price	\$1,198,000
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	Side by Side, 2 and Half Storey
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	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, Rear Drive
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home,
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	Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Washer, Humidifier
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, In Floor Roughed-In
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Private Entrance, Private Yard, Dog Run
Lot Description	Back Yard
Roof	Asphalt, Flat
Construction	Concrete, Mixed, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	RC-2

## Listing Details

Listing Office	4th Street Holdings Ltd.
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