



## 2404 25 Avenue Calgary Alberta

\$2,499,997

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. (id:6769)

4pc Bathroom 2.67 M x 2.16 M  
 6pc Bathroom 2.46 M x 3.02 M  
 Bedroom 3.51 M x 3.73 M  
 Bedroom 3.28 M x 3.23 M  
 Bedroom 4.32 M x 3.12 M  
 Recreational, Games room 8.84 M x 7.47 M  
 Family room 5.08 M x 5.54 M  
 Other 3.71 M x 4.22 M  
 2pc Bathroom 1.83 M x 3.02 M  
 2pc Bathroom 1.60 M x 1.96 M

Breakfast 5.26 M x 3.43 M  
 Family room 3.99 M x 4.72 M  
 Dining room 4.57 M x 3.58 M  
 Kitchen 5.26 M x 3.15 M  
 Family room 5.36 M x 5.64 M  
 Other 2.23 M x 3.76 M  
 Office 4.67 M x 4.40 M  
 4pc Bathroom 3.35 M x 3.07 M  
 4pc Bathroom 2.69 M x 4.04 M

Listing Presented By:



Originally Listed by:  
 RE/MAX Complete Realty

<http://www.viewgreatercalgaryhouses.ca/>

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**RE/MAX REAL ESTATE  
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