



2421 25 Avenue Calgary Alberta

\$1,175,000

Don't miss your chance to own a BRAND NEW SEMI-DETACHED INFILL w/ a sought-after 2-BED LEGAL BASEMENT SUITE (subject to permits and approval by the city) in BANFF TRAIL! This infill by Nova Custom Homes is coming this Summer, meaning there's time for you to FULLY CUSTOMIZE the finishings to suit your tastes! Highlights include 2,690 sq ft of developed living space across 5 beds, 3.5 baths, a butler's pantry, upper bonus room/office space w/ glass wall, and lots of custom millwork throughout! Banff Trail is the ideal location for young families looking to be close to parks, schools, and amenities - you're only a couple of blocks away from West Confederation Park, the golf course, toboggan hill, cross-country ski trails, and pathway system, you're 2-min from the University of Calgary, McMahon Stadium, and the Foothills Athletic Park, and William Aberhard High School is walkable in under 10-minutes. The neighbourhood is only 8 km from the downtown core, easily accessible along Crowchild Trail, w/ 16th Ave also nearby to take you around the city and to local shopping centres. The convenience and appeal of the location are only highlighted by this upgraded home. The open-concept main floor features a chef's inspired kitchen w/ ceiling-height custom cabinetry, a modern tile backsplash, a full pantry wall, designer pendant lights, and a huge island w/ ample bar seating, plus a walkthrough butler's pantry for an ultra-lux aesthetic. The spacious living room centres on a stunning gas fireplace feature wall w/ a full-height tile surround and built-in cabinetry. Off this space, you can easily access the rear deck and backyard through dual glass sliding doors, nicely combining your indoor/outdoor living spaces. Finishing off this level, the large dining room offers oversized windows, allowing lots of natural light into the home. Upstairs, the elegant primary suite features soa...

Kitchen 9.50 Ft x 8.00 Ft

Living room 15.00 Ft x 10.25 Ft

Bedroom 12.92 Ft x 10.58 Ft

Bedroom 10.67 Ft x 10.33 Ft

Laundry room 5.92 Ft x 5.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 14.92 Ft x 14.08 Ft

Kitchen 20.00 Ft x 16.33 Ft

Pantry 6.00 Ft x 5.67 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.92 Ft x 12.00 Ft

Other 8.50 Ft x 5.67 Ft

Bedroom 11.58 Ft x 10.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

Bonus Room 9.00 Ft x 8.58 Ft

Laundry room 6.33 Ft x 5.58 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

