



## 726 25 Avenue Calgary Alberta

\$1,250,000

DESIGN + LOCATION. Are you looking for a unique home located in the heart of Calgary? This home is just perfect!! Located steps away from confederation park this semi-detached home has stellar curb appeal and is located on a quiet tree lined street in the prestigious community of Mount Pleasant. The added LOFT on this property is perfect for entertaining with potential city skyline views/park views featuring a wetbar and 2 piece bathroom. Designed by Midnight Design Studio and built by EXQUISITE HOMES " The architectural style is unapologetically modern with sleek lines and a clean palette, each side has a different upper foot concept - one with a standard 3- bedroom setup and the other with two primary suites " (724). This home features over 3200SQFT of living area with 4 spacious bedrooms with 3 full bathrooms/ 2 Half bathrooms. Built in appliances such as cabinet fridge/dishwasher makes the interior look just as unique as the exterior. This home is currently under construction with an estimated completion of June 2024 and has the option to customize upgrades, finishes, cabinetry, colours, glasswork etc. Light and dark interior options available. Please contact listing agent for full list of upgrades/options such as Central A/C, steam shower, high end wood finishes, heated floors, dual vanity, wetbar on loft, Black Durabuilt windows, high end appliances, hardwood floors etc. Pictures are from a recently completed project at 606 24 ave nw. Close to amenities such as , public transportation, mount pleasant arts centre, skating rink, swimming pool, tennis courts, St Joseph elementary junior high school and Ecole de la Rose Sauvage schools as well making it a perfect fit for new starting families. No need to compromise with this build, with curb appeal, an excellent location, high end finishes and the option to customize the build. This semi-detached will be the ...

Loft 27.00 Ft x 16.58 Ft

2pc Bathroom 5.50 Ft x 5.00 Ft

Exercise room 13.00 Ft x 10.00 Ft

Recreational, Games room 19.67 Ft x 18.00 Ft

Furnace 11.00 Ft x 5.00 Ft

Bedroom 11.50 Ft x 11.00 Ft

Other 11.00 Ft x 5.00 Ft

Foyer 8.50 Ft x 6.00 Ft

Laundry room 7.50 Ft x 5.00 Ft

Primary Bedroom 15.00 Ft x 12.00 Ft

Bedroom 11.08 Ft x 9.83 Ft

Bedroom 14.00 Ft x 10.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)



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Dining room 10.00 Ft x 9.67 Ft

Family room 15.67 Ft x 14.75 Ft

Kitchen 17.75 Ft x 16.67 Ft

2pc Bathroom 5.50 Ft x 5.17 Ft

4pc Bathroom 10.83 Ft x 5.50 Ft

5pc Bathroom 13.50 Ft x 11.00 Ft

Other 8.50 Ft x 5.00 Ft