



2411 25 Avenue Calgary Alberta

\$1,325,000

Introducing an exceptional modern infill in the highly sought-after community of Banff Trail, perfectly located on a quiet street just minutes from SAIT, McMahon Stadium, the University of Calgary, Confederation Park, and vibrant local amenities. This thoughtfully designed home offers outstanding craftsmanship, high-end finishes, double detached garage and a legal basement suite--ideal for multi-generational living or added income potential. The upper level, featuring 9ft ceilings, contains three spacious bedrooms, each complete with its own walk-in closet & private en-suite, providing comfort and privacy for the whole family. The luxurious primary retreat is truly impressive, showcasing a spa-inspired 5 pc en-suite, a large walk-in closet, and even a convenient wet bar - a rare and elegant touch. The laundry room is also located upstairs for ultimate convenience. The main floor is designed for both daily living and entertaining, highlighted by a massive chef's kitchen equipped with premium finishes, an oversized island, and a full butler's pantry. A bright living room with cozy gas fireplace, stylish dining area, and a versatile main floor den create the perfect balance of function and flow. Enjoy the 10 foot ceilings throughout this level!The fully developed basement offers a LEGAL SUITE with a separate side entry, complete with two bedrooms, a full bathroom, a comfortable living room, and a fully equipped kitchen all under 9 ft ceilings--ideal for rental income or extended family use.With exceptional design, unmatched convenience, and a prime inner-city location, this stunning home offers everything today's buyers are looking for. A must-see opportunity! (id:6769)

Living room 15.08 Ft x 14.08 Ft

Dining room 12.17 Ft x 11.08 Ft

Kitchen 23.58 Ft x 9.75 Ft

2pc Bathroom 5.50 Ft x 5.17 Ft

Office 7.00 Ft x 6.00 Ft

Primary Bedroom 13.00 Ft x 11.42 Ft

Other 11.17 Ft x 8.67 Ft

5pc Bathroom 17.33 Ft x 8.75 Ft

Laundry room 8.25 Ft x 6.58 Ft

Bedroom 11.58 Ft x 10.67 Ft

Bedroom 11.58 Ft x 10.58 Ft

3pc Bathroom 5.00 Ft x 8.08 Ft

3pc Bathroom 4.92 Ft x 8.67 Ft

Living room 14.33 Ft x 14.08 Ft

Kitchen 9.00 Ft x 9.08 Ft

Bedroom 11.08 Ft x 10.67 Ft

Bedroom 13.67 Ft x 10.33 Ft

Furnace 9.83 Ft x 5.92 Ft

4pc Bathroom 9.25 Ft x 5.25 Ft

Listing Presented By:



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