



## 2415 25 Avenue Calgary Alberta

\$1,269,000

Welcome to this stunning contemporary detached home in Banff Trail, offering over 3,100 sq. ft. of beautifully finished living space across all three levels—designed to balance upscale style with everyday comfort in one of Calgary's most desirable inner-city communities. This home features air conditioning, a humidifier, built-in speakers (including outdoors), plus an A1 alarm and camera system paired with a Honeywell security setup, and approximately 3 years remaining on the structural warranty. Step inside to soaring 10-foot ceilings, engineered hardwood, modern tile, and sleek glass railings that elevate the open-concept design. The chef-inspired kitchen showcases a massive 15-foot quartz island, gas stove, and custom cabinetry—perfect for entertaining or daily living. The main floor is complete with a formal dining room, spacious great room with a gas fireplace, breakfast nook, and a convenient powder room. Upstairs offers a luxurious primary retreat with a spa-inspired ensuite featuring heated floors and a jetted tub, plus two additional bedrooms each with their own private ensuite, and convenient upper-level laundry. The fully finished basement continues the luxury with heated floors, a cozy family room with a second gas fireplace, wet bar, dedicated home gym, fourth bedroom, and full bathroom—ideal for guests or added living space. Outside, enjoy the freshly painted exterior, along with a fully fenced and landscaped backyard with a new pergola, concrete patio, and an insulated double garage. Ideally located close to the C-Train, U of C, parks, shopping, and several top-rated bilingual and French-immersion schools—offering unbeatable inner-city lifestyle and convenience. (id:6769)

Primary Bedroom 15.08 Ft x 13.83 Ft

5pc Bathroom 16.08 Ft x 6.33 Ft

Other 8.42 Ft x 7.58 Ft

Laundry room 5.67 Ft x 10.50 Ft

3pc Bathroom 4.42 Ft x 10.50 Ft

Bedroom 10.50 Ft x 10.58 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft

Bedroom 12.17 Ft x 13.08 Ft

Bedroom 11.33 Ft x 12.08 Ft

Other 4.83 Ft x 5.67 Ft

Furnace 12.17 Ft x 4.75 Ft

4pc Bathroom 5.00 Ft x 8.42 Ft

Exercise room 11.17 Ft x 8.42 Ft

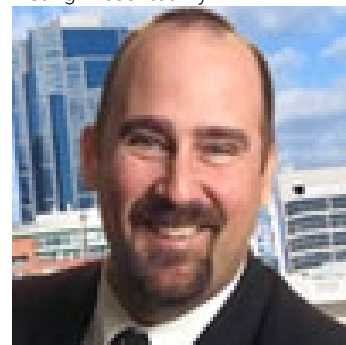
Other 5.83 Ft x 8.92 Ft

Recreational, Games room 22.25 Ft x 17.42 Ft

Dining room 16.75 Ft x 12.50 Ft

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Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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Other 4.92 Ft x 5.17 Ft  
Other 4.75 Ft x 5.17 Ft

2pc Bathroom 4.92 Ft x 5.42 Ft