



2421 25 Avenue Calgary Alberta

\$1,159,500

Don't miss your opportunity to own a brand new luxury semi-detached infill in Banff Trail, NW Calgary featuring a 2-bedroom legal basement suite with private entrance. Built by Nova Custom Homes, this modern inner-city home offers over 2,850 sq ft of developed living space, 5 bedrooms, 3.5 bathrooms, an upper bonus room/home office, a butler's pantry, and high-end custom finishes throughout. This property is ideal for buyers searching for a new construction home with income suite in Calgary, a mortgage helper property, or multi-generational living in a prime location. Located in Banff Trail near the University of Calgary, this home provides exceptional access to top amenities. Walk to West Confederation Park, Confederation Golf Course, William Aberhart High School, playgrounds, pathways, and transit. Just minutes to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, McMahon Stadium, and Foothills Athletic Park. Only 8 km to Downtown Calgary, with quick access to Crowchild Trail and 16th Avenue NW (Trans-Canada Highway), making commuting simple and convenient. The open-concept main floor features a chef's kitchen with quartz countertops, ceiling-height custom cabinetry, large island with seating, designer lighting, tile backsplash, and walkthrough butler's pantry. The spacious living room includes a gas fireplace with full-height tile surround and built-in millwork, while dual sliding glass doors connect to the rear deck and backyard for seamless indoor-outdoor living. A bright dining area with oversized windows completes the main level. Upstairs, the primary bedroom retreat showcases vaulted ceilings, large windows, a walk-in closet, and a spa-inspired ensuite, double sinks, quartz counters, freestanding soaker tub, and glass walk-in shower. Two additional bedrooms and a flexible bonus room or home office space provide functional family ...

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

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

Listing Presented By:



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RE/MAX House of Real Estate

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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

Dining room 13.08 Ft x 12.00 Ft

Laundry room 6.33 Ft x 5.58 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft