

2426 25 Avenue Calgary Alberta

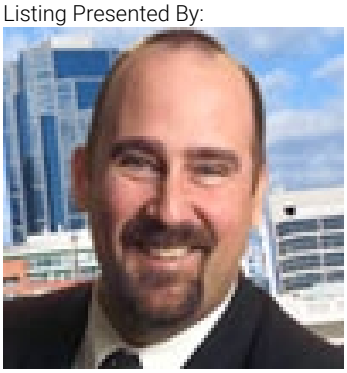
$1,110,000

Luxury Living Meets Exceptional Investment Potential in the Heart of Banff Trail.Situated on a quiet street in one of NW Calgary's most desirable inner-city communities, this custom-built residence offers the perfect blend of modern luxury, thoughtful design, and outstanding income potential. Just minutes from the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, SAIT, McMahon Stadium, the LRT, downtown, and an abundance of shopping and restaurants, this is a location where lifestyle and long-term value come together.Offering nearly 2,700 sq.ft. of beautifully designed living space above grade plus a fully developed Legal Basement Suite, this impressive home features 8 spacious bedrooms and 5 full bathrooms, making it an exceptional opportunity for large families, multi-generational living, or investors seeking strong and consistent rental income. The upper level offers four generously sized bedrooms, including two private ensuite bathrooms, plus an additional full bathroom, creating both comfort and privacy for family members or tenants. A main-floor bedroom and full bathroom provide ideal flexibility for guests, aging parents, or a home office.Designed for both everyday living and entertaining, the open-concept main floor showcases 9-foot ceilings, oversized windows, designer finishes, a stunning chef-inspired kitchen with quartz countertops, premium cabinetry, a large central island, and spacious living and dining areas filled with natural light.The fully self-contained Legal Basement Suite offers three additional bedrooms, a modern kitchen, its own laundry, separate entrance, and excellent income potential, providing a valuable mortgage helper or an ideal rental opportunity in one of Calgary's strongest rental markets.Built with quality and efficiency in mind, the home is equipped with two high-efficiency furnaces, central air condit...

Family room 11.42 Ft x 12.00 Ft
Kitchen 7.33 Ft x 7.75 Ft
Laundry room 3.17 Ft x 5.67 Ft
Bedroom 11.42 Ft x 7.33 Ft
Bedroom 12.83 Ft x 10.08 Ft
Bedroom 15.50 Ft x 9.33 Ft

Foyer 12.00 Ft x 5.50 Ft
Other 10.42 Ft x 6.00 Ft
Bedroom 10.00 Ft x 9.83 Ft
2pc Bathroom 4.67 Ft x 4.25 Ft
Pantry 6.17 Ft x 4.50 Ft
Laundry room 3.83 Ft x 3.50 Ft

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

RE/MAX Realty Professionals

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4pc Bathroom 7.58 Ft x 4.92 Ft

Living room 10.83 Ft x 10.83 Ft

Kitchen 11.33 Ft x 13.83 Ft

Dining room 11.58 Ft x 10.17 Ft

Primary Bedroom 14.42 Ft x 10.83 Ft

Primary Bedroom 10.92 Ft x 10.67 Ft

Bedroom 12.67 Ft x 9.83 Ft