

\$1,345,000 - 2304 25 Avenue Nw, Calgary

MLS® #A2105343

\$1,345,000

4 Bedroom, 5.00 Bathroom, 2,252 sqft

Residential on 0.16 Acres

Banff Trail, Calgary, Alberta

Gorgeous, new high-end home in the popular NW inner-city community of Banff Trail. Situated on a 29.5â€™™ x 120â€™™ lot this stunning home is highlighted by a superb floor plan with quality craftsmanship throughout. Purpose built legal nanny suite with separate entrance is finished to the same level as the rest of the home and offers you many flexible uses. Over height ceilings throughout. Large windows fill this home full of natural light. Rich, wire brushed Oak hardwood floors. The central gourmet kitchen is highlighted by integrated stainless steel appliances that include a 36â€™™ gas cooktop, wall oven, and counter depth panelled fridge. Ample amounts of full-height shaker style cabinetry, tile backsplash, quartz countertops, plus a large central island round out the kitchen. The adjacent dining area is ideal for everyday and formal dining. Family room boasts a tile clad gas fireplace and large sliding patio doors out to the sunny back composite deck. The modern open plan is perfect for entertaining. Custom built-in full wall front closet and side mudroom with more built-in storage solutions. Generous primary suite features a spacious walk-in closet with an abundance of built ins. Elegant & relaxing ensuite boasts a full-length vanity, matching quartz countertops, dual sinks, heated tile floor, massive soaker tub plus a separate, oversized steam/rain shower with bench seat and 10 mil glass wall enclosure. 2 more good sized bedrooms each with custom built in closet organizers and



ensuite baths. Large laundry room with built-in cabinetry, laundry sink, and quartz countertop/folding table. Hydronic in-floor heating in the self contained lower legal suite with vinyl plank flooring throughout. Suite can be easily used as an extension of the home, nanny’s quarters, extended family, or mortgage helper. Huge eat in kitchen, full bath, rec room, dedicated laundry room and a large bedroom round out the suite. 9’ and 10’ ceilings, triple pane windows, extensive use of pot lighting, 22’ x 21’ double garage and much more. Steps to U of C campus Confederation Park and pathways and many eclectic cafes. Minutes to the Downtown core, public transit, shopping, all levels of schools, Foothills and Children’s Hospitals. A superb, modern multifaceted lifestyle home in a prime inner-city location.

Built in 2023

Essential Information

MLS® #	A2105343
Price	\$1,345,000
Sold Price	\$1,307,500
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,252
Acres	0.16
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2304 25 Avenue Nw
---------	-------------------

Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3C3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Insert, Tile
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	March 5th, 2024
Days on Market	32
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.