

\$1,198,000 - 726 25 Avenue Nw, Calgary

MLS® #A2249932

\$1,198,000

4 Bedroom, 5.00 Bathroom, 2,569 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Design, Location, Luxury. The Prestige is an award-winning home that recently won the 2024 Cube Award, showcasing exceptional design and craftsmanship.

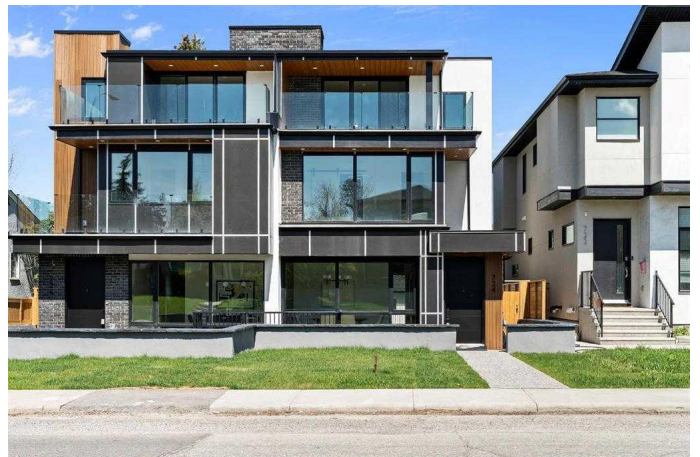
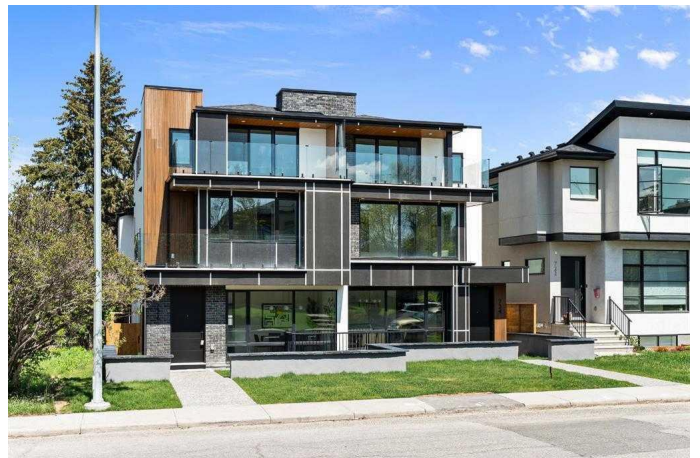
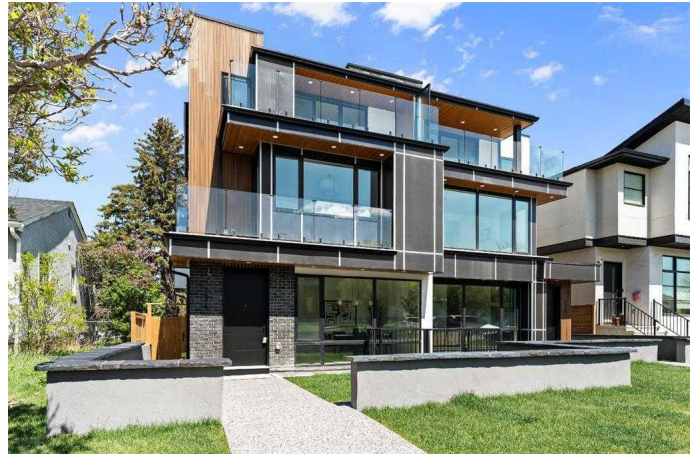
This semi-detached home in Mount Pleasant offers over 3,200 sq. ft. of modern living just steps from Confederation Park on a quiet tree-lined street. Designed by Midnight Design Studio and built by Exquisite Homes, it features high-end finishes throughout.

The loft level is designed for entertaining with a dry bar, two-piece bathroom, and incredible views of the city skyline and Confederation Park. The living room is highlighted by a Montigo linear gas fireplace with a fluted tile feature wall, while triple-pane Durabuilt windows improve comfort and efficiency. The chef's kitchen includes built-in Dacor appliances, a gas range, Calacatta Flash quartz waterfall countertops, slim shaker cabinets with white oak accents, and a quartz backsplash.

The primary suite offers a spa-inspired ensuite with heated floors, Taj Mahal tile, a microcement shower, and a custom feature wall with LED backlighting.

Additional features include hydronic heating roughed into the basement, San Marino hardwood floors, three bedrooms upstairs, walnut and white oak details, frameless glass railings, a steam shower roughed into the basement spa, and a double detached garage that is insulated and drywalled.

Close to schools, parks, public transit, tennis



courts, and a skating rink, this home combines luxury and location in one of Calgary’s most desirable communities.

Built in 2024

Essential Information

MLS® #	A2249932
Price	\$1,198,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,569
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 and Half Storey, Side by Side
Status	Active

Community Information

Address	726 25 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2B2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Oversized, Rear Drive
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz
-------------------	---

	Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Low Flow Plumbing Fixtures
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range Hood, Washer, Built-In Gas Range, Oven-Built-In
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, In Floor Roughed-In
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Dog Run, Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt, Flat
Construction	Concrete, Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	13
Zoning	RC-2

Listing Details

Listing Office	4th Street Holdings Ltd.
----------------	--------------------------

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.