

\$1,325,000 - 2411 25 Avenue Nw, Calgary

MLS® #A2270413

\$1,325,000

5 Bedroom, 5.00 Bathroom, 2,112 sqft

Residential on 0.08 Acres

Banff Trail, Calgary, Alberta

Introducing an exceptional modern infill in the highly sought-after community of Banff Trail, perfectly located on a quiet street just minutes from SAIT, McMahon Stadium, the University of Calgary, Confederation Park, and vibrant local amenities. This thoughtfully designed home offers outstanding craftsmanship, high-end finishes, double detached garage and a legal basement suite—ideal for multi-generational living or added income potential. Purchase now and help customize certain details such as flooring, counters & wall colors!

The upper level, featuring 9ft ceilings, contains three spacious bedrooms, each complete with its own walk-in closet & private en-suite, providing comfort and privacy for the whole family. The luxurious primary retreat is truly impressive, showcasing a spa-inspired 5 pc en-suite, a large walk-in closet, and even a convenient wet bar - a rare and elegant touch. The laundry room is also located upstairs for ultimate convenience.

The main floor is designed for both daily living and entertaining, highlighted by a massive chef's kitchen equipped with premium finishes, an oversized island, and a full butler's pantry. A bright living room with cozy gas fireplace, stylish dining area, and a versatile main floor den create the perfect balance of function and flow. Enjoy the 10 foot ceilings throughout this level!



The fully developed basement offers a LEGAL SUITE with a separate side entry, complete with two bedrooms, a full bathroom, a comfortable living room, and a fully equipped kitchen all under 9 ft ceilings—ideal for rental income or extended family use.

With exceptional design, unmatched convenience, and a prime inner-city location, this stunning home offers everything today’s buyers are looking for. A must-see opportunity!

Built in 2025

Essential Information

MLS® #	A2270413
Price	\$1,325,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,112
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2411 25 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2C6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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