



**GRASSROOTS**  
REALTY GROUP

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2421 25 Avenue NW  
Calgary, Alberta

MLS # A2293805



**\$1,118,888**

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Banff Trail                                                              |        |                  |
| Type:     | Residential/Duplex                                                       |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                                          |        |                  |
| Size:     | 2,025 sq.ft.                                                             | Age:   | 2026 (0 yrs old) |
| Beds:     | 5                                                                        | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached                                                   |        |                  |
| Lot Size: | 0.07 Acre                                                                |        |                  |
| Lot Feat: | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street |        |                  |

|             |                                                                                                                            |            |      |
|-------------|----------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                    | Water:     | -    |
| Floors:     | Hardwood, Vinyl Plank                                                                                                      | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                            | Condo Fee: | -    |
| Basement:   | Full                                                                                                                       | LLD:       | -    |
| Exterior:   | Cement Fiber Board, Composite Siding, Stucco, Wood Frame                                                                   | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                            | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s) |            |      |

Inclusions: N/A

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 living. A modern 4-piece bathroom completes the upper floor. The self-contained legal basement suite in NW Calgary includes a full kitchen with quartz countertops, custom cabinets, island with seating, separate laundry, two bedrooms, and a 4-piece bathroom. Perfect as a rental suite, investment property, secondary suite, or in-law suite. This new infill home in Banff Trail combines luxury design, rental income potential, and unbeatable inner-city convenience near parks, schools, hospitals, and major roadways!