



GRASSROOTS
REALTY GROUP

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**2207 Victoria Crescent NW
Calgary, Alberta**

MLS # A2331812



\$1,899,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,647 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Steam Room, Wired for Sound		
Inclusions:	N/A		

Architectural excellence meets timeless luxury in this exceptional custom-built residence in the heart of Banff Trail. Situated on a quiet, tree-lined street, 2207 Victoria Crescent NW offers over 4,000 sq. ft. of meticulously crafted living space, including nearly 2,700 sq. ft. above grade, thoughtfully designed to blend sophisticated style with everyday functionality. Just moments from the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Confederation Park, top-rated schools, the LRT, and downtown, this home offers an unparalleled inner-city lifestyle. From the moment you step inside, you'll appreciate the impeccable craftsmanship and attention to detail. The sun-filled main floor features 10-foot ceilings, wide-plank hardwood flooring, designer lighting, and oversized windows that flood the home with natural light. A private front office provides the perfect work-from-home space, while the heart of the home is an extraordinary chef's kitchen complete with premium appliances, custom cabinetry, quartz countertops, an oversized waterfall island, and a fully appointed butler's pantry. The elegant living room is anchored by a dramatic feature fireplace with custom built-ins, creating a warm yet refined gathering space. A spacious mudroom and beautifully appointed powder room complete the main level. The upper floor has been thoughtfully designed with three generously sized bedrooms, each featuring its own private ensuite to provide the ultimate in comfort and privacy. The spectacular primary retreat is a true sanctuary, showcasing a spa-inspired ensuite with heated tile floors, dual vanities, a freestanding soaker tub, and an oversized steam shower featuring body sprays and a rain showerhead. The expansive custom walk-in closet is both beautiful and functional, while the well-appointed laundry room offers abundant built-in storage and everyday convenience.

Designed with lifestyle in mind, the fully finished basement offers outstanding flexibility for both relaxation and recreation. A dedicated home fitness studio is complemented by its own luxurious shower with heated floors, creating the perfect wellness retreat. The expansive recreation and media room, complete with a stylish wet bar, is ideal for entertaining family and friends, while an additional bedroom and beautifully finished full bathroom provide comfortable accommodations for guests or extended family. A thoughtfully designed storage room ensures everything has its place. Outside, the professionally landscaped backyard creates a private outdoor oasis and leads to the impressive TRIPLE detached garage, offering exceptional space for vehicles, storage, and hobby enthusiasts. Every element of this residence has been carefully considered—from its elevated design and premium finishes to its highly desirable location. 2207 Victoria Crescent NW represents a rare opportunity to own a truly distinguished luxury home in one of Calgary's most sought-after inner-city communities. 2026