2207 Victoria Crescent NW

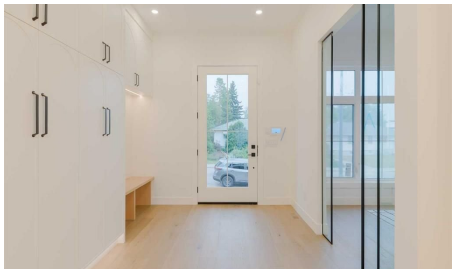
Calgary | Active | MLS® A2358055

$1,745,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2026**	**2,646.83 sq. ft.**

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Listed by Real Broker

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358055

Bedrooms	5
Bathrooms	5
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,646.83 sq. ft.
Main Level Finished Area:	1,294.79 sq. ft.
Below Grade Finished Area:	1,166.89 sq. ft.
Acreage:	No
Lot Area:	3,386 sq. ft.
Lot Frontage:	30'8"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)

Num Ensuite Baths:	3
Plan:	2511532
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	See Remarks, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Built-In Refrigerator, Convection Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, See Remarks, Wine Refrigerator
Inclusions:	N/A
Restrictions:	See Remarks

Main Floor	Office · 12'1" × 8'11" ·
Main Floor	Pantry · 5'9" × 4'5" ·
Main Floor	Kitchen · 22' × 17'6" ·
Main Floor	Living Room · 16'11" × 15' ·
Main Floor	Mud Room · 9'3" × 6'4" ·
Main Floor	Foyer · 18'9" × 10'5" ·
Main Floor	Dining Room · 9'11" × 8'8" ·
2nd Floor	Bedroom - Primary · 18' × 13'11" ·
2nd Floor	Bedroom · 18'3" × 11'2" ·
2nd Floor	Bedroom · 16'7" × 10'5" ·
2nd Floor	Laundry · 10'5" × 6' ·
Lower Level	Game Room · 25'9" × 20'8" ·
Lower Level	Bedroom · 14'10" × 10'11" ·
Lower Level	Bedroom · 11'1" × 10' ·
Lower Level	Storage · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Other
Interior 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
Exterior Features:	Other
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	R-CG
Listed Date:	Nov 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2207-victoria-crescent-nw-calgary-a2358055/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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