2424 25 Avenue NW

Calgary | Active | MLS® A2326854

$1,110,000









Bedrooms	Bathrooms	Year Built	Living area
8	**5**	**2026**	**1,934.26 sq. ft.**

Your next move starts with a conversation.

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Listed by TREC The Real Estate Company

A closer look

Luxury Living Meets Exceptional Investment Potential in the Heart of Banff Trail.

Situated on a quiet street in one of NW Calgary's most desirable inner-city communities, this custom-built residence offers the perfect blend of modern luxury, thoughtful design, and outstanding income potential. Just minutes from the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, SAIT, McMahon Stadium, the LRT, downtown, and an abundance of shopping and restaurants, this is a location where lifestyle and long-term value come together.

Offering nearly 2,700 sq.ft. of beautifully designed living space above grade plus a fully developed Legal Basement Suite, this impressive home features 8 spacious bedrooms and 5 full bathrooms, making it an exceptional opportunity for large families, multi-generational living, or investors seeking strong and consistent rental income. The upper level offers four generously sized bedrooms, including two private ensuite bathrooms, plus an additional full bathroom, creating both comfort and privacy for family members or tenants. A main-floor bedroom and full bathroom provide ideal flexibility for guests, aging parents, or a home office.

Designed for both everyday living and entertaining, the open-concept main floor showcases 9-foot ceilings, oversized windows, designer finishes, a stunning chef-inspired kitchen with quartz countertops, premium cabinetry, a large central island, and spacious living and dining areas filled with natural light.

The fully self-contained Legal Basement Suite offers three additional bedrooms, a modern kitchen, its own laundry, separate entrance, and excellent income potential, providing a valuable mortgage helper or an ideal rental opportunity in one of Calgary's strongest rental markets.

Built with quality and efficiency in mind, the home is equipped with two high-efficiency furnaces, central air conditioning, and a tankless hot water system, ensuring year-round comfort while providing abundant heating and hot water for larger households.

Completing the property is a double detached garage, professional craftsmanship throughout, and an unbeatable location where demand for quality housing continues to remain exceptionally strong.

Whether you're searching for an executive family home, a multi-generational residence, or a premium investment with excellent cash-flow potential, this exceptional Banff Trail property represents a rare opportunity in one of Calgary's most desirable communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326854

Bedrooms	8
Bathrooms	5
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,934.26 sq. ft.
Acreage:	No
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)
Bedrooms:	8 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1
Bedrooms Below Grade:	3
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	5090AM

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Multiple Locations
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Built-In Oven, Dishwasher, Electric Cooktop, ENERGY STAR Qualified Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 10'10" × 10'10" ·
Main Floor	Kitchen · 13'10" × 11'4" ·

Main Floor	Dining Room · 11'7" × 10'2" ·
Main Floor	Foyer · 12' × 5'6" ·
Main Floor	Mud Room · 10'5" × 6' ·
Main Floor	Bedroom · 10' × 9'10" ·
Main Floor	Pantry · 6'2" × 4'6" ·
Upper Level	Laundry · 3'10" × 3'6" ·
Upper Level	Bedroom - Primary · 14'5" × 10'10" ·
Upper Level	Bedroom - Primary · 10'11" × 10'8" ·
Upper Level	Bedroom · 12'8" × 9'10" ·
Upper Level	Bedroom · 12'8" × 9'10" ·
Basement	Family Room · 12' × 11'5" ·
Basement	Kitchen · 7'9" × 7'4" ·
Basement	Laundry · 5'8" × 3'2" ·
Basement	Bedroom · 11'5" × 7'4" ·
Basement	Bedroom · 12'10" × 10'1" ·
Basement	Bedroom · 15'6" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jul 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2424-25-avenue-nw-calgary-a2326854/

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