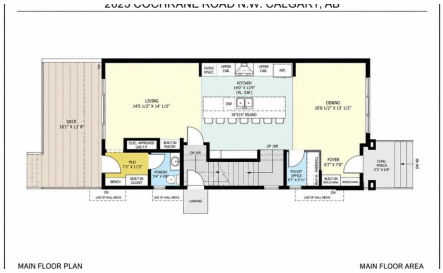
2623 Cochrane Road NW

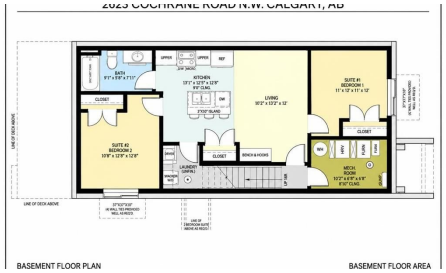
Calgary | Active | MLS® A2326906

$1,189,900









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2026**	**1,959.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

ONLY ONE SIDE AVAILABLE THE OTHER SIDE IS SOLD | LOCATION, LOCATION! Nestled on a quiet street just steps from West Confederation Park, this brand-new semi-detached infill in the highly sought-after community of Banff Trail offers a rare opportunity to customize the basement to fit your lifestyle. Choose a fully legal 2-bedroom basement suite for additional rental income, or have the builder remove the legal suite and create a luxurious homeowner's basement complete with a spacious family room, gym, wet bar, and one-bedroom layout. **5 BEDROOMS | SOUTH FACING BACK YARD | 4.5 BATHROOMS (3 ENSUITE BATHROOMS ON THE UPPER LEVEL) | DEN ON THE MAIN LEVEL **

Ideally located in Calgary's desirable inner-city NW, Banff Trail offers the perfect blend of urban convenience and outdoor recreation. Enjoy walking to Confederation Park, the Charleswood Tennis Courts, and Splash Park, while the City toboggan hill is only minutes away and Confederation Park Golf Course is just a 10-minute drive. Excellent schools including Banff Trail School, Calgary Montessori School, Branton School, Rosemont School, and St. Francis High School are all nearby, with SAIT and the University of Calgary just a short bike ride away.

Offering 2894.51 sq. ft. of professionally designed living space, this exceptional home features 5 bedrooms, 4.5 bathrooms, and legal 2-bedroom basement suite with a private entrance and separate laundry.

The open-concept main floor showcases engineered hardwood flooring, a spacious dining area with a stunning feature wall, and an impressive chef's kitchen complete with an oversized island, premium cabinetry, quartz countertops, and high-end stainless steel appliances. A stylish glass-enclosed pocket office creates the perfect work-from-home space, while the inviting living room is highlighted by a sleek electric fireplace. A powder room and an oversized mudroom with custom built-ins complete the main level.

Upstairs, you'll find three generous bedrooms, including a luxurious primary retreat featuring a spa-inspired 5-piece ensuite with dual vanities, a standalone shower roughed-in for steam, and a spacious walk-in closet. The secondary bedrooms each have an 4pc ensuite, and a full laundry room with built-in storage adds everyday convenience.

The fully developed basement provides outstanding flexibility, whether configured as a legal 2-bedroom suite with its own kitchen, laundry, and private entrance, or transformed into additional luxury living space for the homeowner.

Outside, the fully landscaped backyard includes a deck and privacy wall between the neighboring homes, creating a comfortable and private outdoor retreat. **BUYER CAN STILL PICK ALL THEIR FINISHINGS AND BUILDER CAN REMOVE THE LEGAL SUITE AND PUT A WET BAR**

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326906

Bedrooms	5
Bathrooms	5
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,959.34 sq. ft.
Main Level Finished Area:	928.17 sq. ft.
Upper Level Finished Area:	1,031.17 sq. ft.
Below Grade Finished Area:	935.17 sq. ft.
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
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:	TBV
Heating:	ENERGY STAR Qualified Equipment
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer

Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 16'5" × 12'4" ·
Main Floor	Dining Room · 13'1" × 13' ·
Main Floor	Kitchen · 14' × 13' ·
Main Floor	Den · 6'2" × 5'11" ·
Main Floor	Living Room · 15'2" × 10'2" ·
Upper Level	Bedroom - Primary · 13'6" × 13'1" ·
Upper Level	Bedroom · 14'6" × 10' ·
Upper Level	Bedroom · 10'7" × 9'9" ·
Upper Level	Laundry · 8'6" × 6' ·
Basement	Kitchen · 12'6" × 11'1" ·
Basement	Bedroom · 11'8" × 10'4" ·
Basement	Bedroom · 12'10" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG

Listed Date:	Jul 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2623-cochrane-road-nw-calgary-a2326906/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.