803 25 Avenue NW

Calgary | Active | MLS® A2352761

$2,249,900









Bedrooms	Bathrooms	Year Built	Living area
6	**5**	**2008**	**3,751 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Timeless and move-in ready, this exceptional executive home in the heart of Mount Pleasant offers a rare combination of inner-city scale, craftsmanship, privacy and comfort. Set on a quiet, tree-lined street just steps from Confederation Park, the 50’ x 120’ south-facing lot offers an expansive setting for 3,751 sq. ft. above grade, more than 5,000 sq. ft. of developed living space, 6 large bedrooms (4 upstairs), and an oversized heated, insulated triple garage. From the moment you enter, the quality and attention to detail are evident. 10-ft main-floor ceilings with 9-ft doors, 9-ft upper ceilings, solid-core doors, hardwood and stone flooring, extensive solid-wood millwork and rich solid-cherry cabinetry give the home a warmth and substance that is increasingly difficult to find. A custom Italian front door and premium Italian hardware add another layer of craftsmanship and character. At the heart of the home, an expansive dining room and generous chef’s kitchen are designed for both everyday family life and entertaining. An oversized island, extensive custom solid-cherry cabinetry and premium Wolf and Sub-Zero appliances create a space that feels as substantial as it is functional, with double ovens, a warming drawer, integrated refrigeration and wine storage. The main floor also offers a large private office, main-floor laundry, and a wood-burning fireplace that warms the living space. Upstairs, all four bedrooms are exceptionally spacious, giving every family member room to settle in comfortably. The primary suite offers extensive cabinetry, dual vanities and a deep soaker tub. Every shower in the home features 10 mm glass, with all three upstairs showers finished in travertine, continuing the same level of finish throughout the private spaces. The fully developed lower level adds two more large bedrooms, an expansive recreation/games area, bathroom, storage, cold room and high ceilings, creating flexible space for guests, teenagers, hobbies or extended family. Outside, the expansive south-facing backyard is private, sunny and made for entertaining, with a large patio, exterior speakers, custom metal gates, 6-ft privacy fencing and additional parking off the paved back lane. It is the kind of backyard that is increasingly difficult to find this close to downtown.

Behind the finishes, geothermal heating and cooling, in-floor heat, extensive spray-foam insulation and integrated audio reflect the same attention to comfort and quality throughout the home. Well-maintained and ready to enjoy from day one, this is a home that delivers space without sacrificing warmth, luxury without feeling formal, and an exceptional inner-city location-minutes to downtown and SAIT, convenient to the U of C and Foothills Medical Centre, and steps from Confederation Park, schools, playgrounds, shopping and pathways.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352761
Bedrooms	6
Bathrooms	5
Year Built	2008
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:	3,751 sq. ft.
Main Level Finished Area:	1,926 sq. ft.
Below Grade Finished Area:	1,793 sq. ft.
Acreage:	No
Lot Area:	6,006 sq. ft.
Lot Frontage:	49'8½"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2008 (Age: 18)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	2581GA
Heating:	Combination, Central, In Floor, Forced Air, Geothermal, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Stone, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	3
Parking:	220 Volt Wiring, Additional Parking, Alley Access, Enclosed, Garage Door Opener, Heated Garage, Insulated, Parking Pad, Paved, Triple Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level, Sink, Washer Hookup
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Induction Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Water Conditioner
Inclusions:	Two built in island fridge drawers, 2nd dishwasher other side of the sink
Restrictions:	None Known
Main Floor	Dining Room · 19'1" × 13'8" ·
Main Floor	Kitchen · 17'11" × 16'7" ·
Main Floor	Laundry · 10'10" × 8'1" ·

Main Floor	Living Room · 29'3" × 14'9" ·
Main Floor	Office · 15'5" × 13'10" ·
2nd Floor	Bedroom · 13'5" × 13'4" ·
2nd Floor	Bedroom · 15'2" × 14'5" ·
2nd Floor	Bedroom · 16'7" × 13'8" ·
2nd Floor	Bedroom - Primary · 20'11" × 15'6" ·
2nd Floor	Walk-In Closet · 10'11" × 9'5" ·
Basement	Bedroom · 14'1" × 12'8" ·
Basement	Bedroom · 20'4" × 14'2" ·
Basement	Flex Space · 8'6" × 5'11" ·
Basement	Game Room · 39'8" × 24'3" ·
Basement	Cold Room/Cellar · 10'4" × 7'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), WaterSense Fixture(s), Wired for Data, Wired for Sound
Exterior Features:	Balcony, Lighting, Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Cleared, Front Yard, Landscaped, Level, Low Maintenance Landscape, Native Plants, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2

Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/803-25-avenue-nw-calgary-a2352761/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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