

# \$1,189,999 - 644 25 Avenue Nw, Calgary

MLS® #A2212975

**\$1,189,999**

5 Bedroom, 4.00 Bathroom, 1,954 sqft  
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

OPEN HOUSE SATURDAY & SUNDAY  
12â€“5PM (APR 19â€“20)

Welcome to this brand-new luxury infill on a quiet, tree-lined street in the heart of Mount Pleasant, offering thoughtfully curated living across all three levels. This stunning 5-bedroom home showcases soaring 10-foot ceilings on the main floor, high-end finishes, elegant architectural details, and premium craftsmanship throughout.

Step through a grand arched front entry into a spacious foyer that sets the tone for the timeless interior design. The open-concept main floor blends classic elegance with modern style, featuring floor-to-ceiling wainscoting, rich hardwood floors, and oversized windows that flood the space with natural light. The dining area is anchored by a designer chandelier, while the chefâ€™s kitchen is a true showstopperâ€”featuring a massive quartz island, built-in Frigidaire Professional Series appliances, a custom slat hood fan, bar fridge, and extensive cabinetry with pull-out storage. LED toe kick and cabinet lighting throughout the kitchenâ€”including under floating shelves and inside glass-front uppersâ€”adds both function and drama. The living room centers around a beautifully tiled gas fireplace, and large sliding patio doors open to a rear concrete patio, offering seamless indoor-outdoor entertaining. The mudroom includes bench seating and coat hooks, leading to a stylish powder room with a



floating vanity and pendant lighting. A dedicated home office with a built-in desk and under-lit floating shelves sits just off the entry.

Upstairs, wainscoting continues up the stairs and into a bright hallway filled with natural light. The luxurious primary bedroom features nearly 15-foot vaulted ceilings, cozy carpet, a statement chandelier, a feature wall with full wainscoting, and three upper transom windows that flood the room with even more sunlight. The walk-in closet includes custom shelving with pull-outs and motion-sensor LED lighting in the shelving. The spa-inspired ensuite boasts a barn door entry, dual vanities, a freestanding soaker tub, tiled rainfall shower with bench, in-floor heating, ambient lighting under the cabinets and mirrors, and a private toilet area. Two additional bedrooms each offer walk-in closets and share a 4-piece bath. The upper floor also includes a spacious laundry room with LG appliances, a folding counter, storage cabinets, a deep sink, and a linen closet located near the bedrooms.

The 2-bedroom basement legal suite (subject to permits & approval by the city) includes a private side entrance, full kitchen, large rec room, a modern 4-piece bathroom, and laundry with a built-in sink. With finishes matching the main home, itâ€™s perfect for guests, extended family, or future rental income.

Located just steps from Confederation Park, Mount Pleasant Pool, top-rated schools, and only 5 minutes to downtown. Finished with a detached 2-car garage and paved alley access. Check out the fully staged unit next door to experience the layout and finishes firsthand.

Built in 2025

## Essential Information

MLS® #	A2212975
Price	\$1,189,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,954
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	644 25 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2A9

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

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