

# \$1,189,999 - 646 25 Avenue Nw, Calgary

MLS® #A2212523

**\$1,189,999**

5 Bedroom, 4.00 Bathroom, 1,954 sqft  
Residential on 0.01 Acres

Mount Pleasant, Calgary, Alberta

OPEN HOUSE SATURDAY & SUNDAY  
12â€“4PM (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 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 with custom built-ins. Sliding patio doors open to a rear concrete patio, offering seamless indoor-outdoor entertaining. A custom mudroom with built-ins leads 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, two upper transom windows, a feature wall with full wainscoting, and a statement chandelier. The walk-in closet includes custom shelving with pull-outs and motion-sensor LED lighting. 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. 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, clothing rack, and a linen closet located near the bedrooms.

The 2-bedroom legal basement 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, this home offers the perfect balance of luxury, location, and lifestyle.

Built in 2025

## **Essential Information**

MLS® #	A2212523
Price	\$1,189,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,954
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	646 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, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge
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	BBQ gas line, Private Yard
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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