

\$1,099,900 - 640 25 Avenue Nw, Calgary

MLS® #A2268467

\$1,099,900

4 Bedroom, 4.00 Bathroom, 2,080 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

***OPEN HOUSE FRIDAY NOV 7th

4:30-8:00PM*** Located on a quiet, tree-lined street in Mount Pleasant, this brand-new home combines sophisticated craftsmanship with a functional family-friendly layout. The modern HARDIE BOARD exterior is paired with a SOUTH-FACING FRONT PATIO encouraging peaceful morning coffees. Step inside to a bright front foyer with CUSTOM MILLWORK BUILT-INS leading to a formal beautiful dining room accented by a WOOD FEATURE WALL that sets the tone for the home's elegant design. The GOURMET KITCHEN is a chef's dream with a galley-style layout that encourages culinary creativity. High-end KITCHENAID APPLIANCES include a GAS COOKTOP and BUILT-IN WALL OVEN and MICROWAVE, complemented by STONE COUNTERS, UNDER-CABINET LIGHTING, a GARBAGE PULLOUT, and an OVERSIZED CRUSHED GRANITE SINK. A walk-through area off the kitchen offers both a WALL PANTRY with APPLIANCE COUNTER and a separate ENCLOSED ROOM that can serve as a PANTRY or MAIN FLOOR OFFICE. The open-concept living room is warm and welcoming with CUSTOM BUILT-IN SHELVING and a GAS FIREPLACE overlooking the BACKYARD—perfect for quiet evenings or gatherings with friends. A MUDROOM with abundant STORAGE and a tucked-away POWDER ROOM with a WATERFALL-EDGE VANITY complete the main level. A GLASS-RAILED staircase with



HARDWOOD TREADS leads to the UPPER LEVEL where you'll find HARDWOOD FLOORING throughout. A BONUS ROOM with a WOOD FEATURE WALL creates separation between the PRIMARY and SECONDARY BEDROOMS for enhanced privacy. The PRIMARY SUITE is a true retreat with a COFFERED CEILING, LARGE WALK-IN CLOSET, and a LUXURIOUS ENSUITE featuring a STEAM SHOWER, FREE-STANDING TUB, and DUAL VANITY. Two spacious additional bedrooms, a 4-piece main bath, and a convenient LAUNDRY ROOM complete this level. The FULLY DEVELOPED BASEMENT continues the home's elevated design with a WET BAR and BEVERAGE CENTER for easy entertaining. The REC ROOM features ENTERTAINMENT BUILT-INS and ample space for relaxation or family movie nights. There's a FOURTH BEDROOM with LARGE WALK-IN CLOSET, a 4-PIECE BATHROOM, and an ENCLOSED FLEX ROOM ideal for a FIFTH BEDROOM, GYM, or HOME OFFICE. Enjoy the PRIVATE BACK YARD with EXTENDED GREEN SPACE for kids and pets large patio area for barbeques and unwinding. Additional features include ROUGH-IN FOR AIR CONDITIONING, a DOUBLE DETACHED GARAGE with 8-FOOT DOOR, EV CHARGER READY OUTLET, and a PAVED BACK LANE. This home offers an exceptional blend of modern luxury and timeless craftsmanship—all in a walkable inner-city location close to CONFEDERATION PARK, SAIT, and the restaurants and cafés along 19 Street NW. A refined residence for those who value quality, design, and comfort in equal measure.

Built in 2025

Essential Information

MLS® #	A2268467
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,080
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	640 25 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2A9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Paved
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Breakfast Bar, Chandelier, Stone Counters
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Lawn, Level, Paved
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Zoning	R-C2

Listing Details

Listing Office	eXp Realty
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