

726 25 Avenue NW

Calgary, Alberta

MLS # A2249932



\$1,198,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 and Half Storey, Attached-Side by Side		
Size:	2,569 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt, Flat	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	na		

Design, Location, Luxury. The Prestige is an award-winning home that recently won the 2024 Cube Award, showcasing exceptional design and craftsmanship. This semi-detached home in Mount Pleasant offers over 3,200 sq. ft. of modern living just steps from Confederation Park on a quiet tree-lined street. Designed by Midnight Design Studio and built by Exquisite Homes, it features high-end finishes throughout. The loft level is designed for entertaining with a dry bar, two-piece bathroom, and incredible views of the city skyline and Confederation Park. The living room is highlighted by a Montigo linear gas fireplace with a fluted tile feature wall, while triple-pane Durabuilt windows improve comfort and efficiency. The chef’s kitchen includes built-in Dacor appliances, a gas range, Calacatta Flash quartz waterfall countertops, slim shaker cabinets with white oak accents, and a quartz backsplash. The primary suite offers a spa-inspired ensuite with heated floors, Taj Mahal tile, a microcement shower, and a custom feature wall with LED backlighting. Additional features include hydronic heating roughed into the basement, San Marino hardwood floors, three bedrooms upstairs, walnut and white oak details, frameless glass railings, a steam shower roughed into the basement spa, and a double detached garage that is insulated and drywalled. Close to schools, parks, public transit, tennis courts, and a skating rink, this home combines luxury and location in one of Calgary’s most desirable communities.