

\$1,149,900 - 644 25 Avenue Nw, Calgary

MLS® #A2260904

\$1,149,900

5 Bedroom, 4.00 Bathroom, 1,949 sqft
Residential on 0.07 Acres

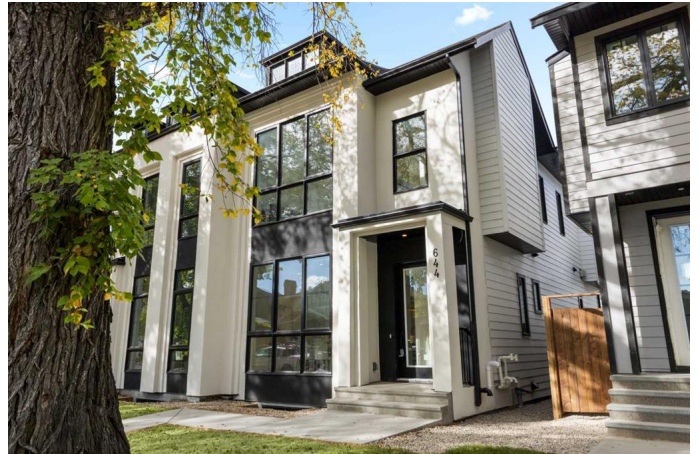
Mount Pleasant, Calgary, Alberta

Sophisticated design and everyday function come together in this newly built semi-detached home, tucked onto a quiet, tree-lined street in the desirable community of Mount Pleasant. Spanning over 1,900 sq. ft. above grade, this home delivers 3 bedrooms, 2.5 bathrooms, and a thoughtfully designed legal 2-bedroom basement suite (approved by the city) – perfect for multigenerational living or added income potential. Just steps from Confederation Park and the amenities of the 4th Street corridor, this home offers the rare blend of luxury finishes, modern convenience, and unbeatable location.

Step inside to 10'™ ceilings, wide-plank engineered hardwood, and custom millwork that set an elevated tone from the start. At the front of the home, a bright dining space overlooks the tree canopy, while a discreet pocket office provides the perfect work-from-home setup with a built-in desk and storage.

The heart of the main level is the chef's™ kitchen, featuring a striking two-tone design with full-height cabinetry, quartz counters, a waterfall island with seating, and premium appliances including a panel-ready fridge, gas range, wall oven, and custom hood fan. A built-in pantry wall and oversized island ensure both form and function.

Beyond, the living room invites gatherings with



its gas fireplace surrounded by sleek tile and floating shelves. Large sliding doors flood the space with natural light and extend the living area into the landscaped backyard. At the rear, a mudroom with built-in lockers and a powder room keep daily comings and goings seamless.

The second level is designed for family living. The primary retreat is a true sanctuary with soaring vaulted ceilings, oversized windows, and a large walk-in closet. The spa-inspired ensuite features heated tile floors, dual vanities, a freestanding soaker tub, glass-enclosed shower with dual showerheads, and private water closet.

Two additional bedrooms with custom closets, a 4-piece bath, and a full laundry room with sink and cabinetry complete this level.

The fully finished basement is a legal 2-bedroom suite with its own private side entrance. Finished to the same high standards as the upper floors, the suite includes a bright kitchen with quartz counters and stainless steel appliances, an open-concept living and dining space, a 4-piece bathroom, in-suite laundry, and two comfortable bedrooms with ample closet space. Perfect for extended family, guests, or rental income, it's a flexible space that adds both livability and long-term value.

Enjoy indoor-outdoor living with a private, north-facing backyard that's ideal for summer entertaining. A double detached garage provides secure parking and storage.

Mount Pleasant is one of Calgary's most connected neighbourhoods, offering quick access to downtown, 16th Avenue, and major commuter routes. You're walking distance to Confederation Park, playgrounds, and

top-rated schools, with local favourites like Velvet Café, 4th Spot Kitchen & Bar, and Milk Ice Cream nearby.

Built in 2025

Essential Information

MLS® #	A2260904
Price	\$1,149,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,949
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	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator

Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Other
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.