

\$1,750,000 - 450 25 Street Nw, Calgary

MLS® #A2258709

\$1,750,000

4 Bedroom, 4.00 Bathroom, 2,827 sqft

Single Family on 0.09 Acres

West Hillhurst, Calgary, Alberta

Experience timeless elegance in this custom-built family home, ideally located in the heart of West Hillhurst. Crafted with exceptional attention to detail and interiors designed by renowned Bay and Co., this residence blends high end finishes, thoughtful design, and a truly functional layout that feels as welcoming as it is refined. Step into a spacious, light filled foyer and immediately appreciate the quality craftsmanship. A custom glass walled home office sits just off the entry, both a striking design element and a practical workspace. A wide, arched hallway leads into the heart of the home, where sophistication and comfort effortlessly converge. A dreamy kitchen is the centrepiece anchored by an oversized island that invites gathering and connection. Outfitted with premium stainless steel appliances including a Wolf gas cooktop, extensive cabinetry, and sleek counters, it's a space designed to inspire. An expansive butler's pantry with built-in wall oven, microwave, and bar fridge offers ample storage and seamless access to the attached double garage (pre-wired for EV hookup); a rare and coveted inner city feature. The main living area features a cozy yet elegant living room with a gas fireplace flanked by custom built-ins, and a spacious dining area perfect for hosting. Sliding glass doors extend the living space outdoors to a covered patio, complete with an automatic privacy screen, creating a year-round outdoor retreat. Upstairs, the open riser staircase adorned with plush carpeting,



leads to a large bonus room, laundry room with sink, 4pc bathroom, and three generous bedrooms. The primary is a true sanctuary, featuring a custom walk-in closet and an indulgent 6pc ensuite with in-floor heat, glass enclosed shower, and deep soaker tub for the ultimate relaxation experience. The fully developed lower level continues the theme of comfort and versatility with heated tiled floor workspace, a spacious rec room, games/exercise area, and a fourth bedroom ideal for guests or teens. Outside, enjoy a peaceful, fenced backyard with lush green space that's perfect for children and pets. Located steps from Helicopter Park, Karl Baker off-leash dog park, the Bow River Pathway, Foothills Hospital, and just minutes to Kensington and the downtown core, this exceptional property offers the ultimate in inner city living. A home where impeccable design meets everyday comfort, come experience the elevated lifestyle this gem has to offer.

(id:6289)

Built in 2023

Essential Information

Listing #	A2258709
Price	\$1,750,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,827
Acres	0.09
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	450 25 Street Nw
Subdivision	West Hillhurst

City	Calgary
Province	Alberta
Postal Code	T2N5G3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers, Level
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Window Coverings
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Lawn, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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