

# \$1,159,999 - 646 25 Avenue Nw, Calgary

MLS® #A2212523

**\$1,159,999**

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

Mount Pleasant, Calgary, Alberta

Welcome to this brand-new luxury infill built by MOON HOMES. This home on a highly desired, 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 chef's kitchen is a true showstopper—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 kitchen—including under floating shelves and inside glass-front uppers—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          | \$1,159,999            |
| 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, Walk-In Closet(s), Vaulted Ceiling(s) |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Gas Cooktop  |
| 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          Concrete, Stucco, Composite Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 17th, 2025  
Days on Market        66  
Zoning                    R-CG

**Listing Details**

Listing Office            eXp Realty

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