

\$1,149,900 - 646 25 Avenue, Calgary

MLS® #A2246484

\$1,149,900

5 Bedroom, 4.00 Bathroom, 1,938 sqft
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

* OPEN HOUSE | SATURDAY AUGUST 23 |

1:00 PM - 3:00 PM * Modern luxury meets

timeless charm in this beautifully crafted semi-detached home in the heart of Mount

Pleasant. Offering over 1,900 sq. ft. of

thoughtfully designed living space above

grade, this 3-bedroom, 2.5-bathroom

residence blends high-end finishings with family-friendly function and a legal secondary

suite (pending final inspection) with 2

bedrooms, 1 bathroom, over 800 sq. ft. of

living space, all just steps from Confederation Park and the vibrant 4th Street corridor.

The main floor welcomes you with soaring 10'™ ceilings, engineered hardwood floors,

and custom millwork throughout. The

open-concept living and dining area is

anchored by a sleek gas fireplace with built-in

shelving and large sliding glass doors that

open to a bright facing backyard, perfect for

indoor-outdoor living.

The chef's™ kitchen is a showstopper,

complete with premium stainless steel

appliances, a custom range hood, quartz

countertops, a central island with seating, and

full-height cabinetry.

A pocket office with a built-in desk and

shelving is located near the front and at the

rear, a mudroom with built-in storage keep

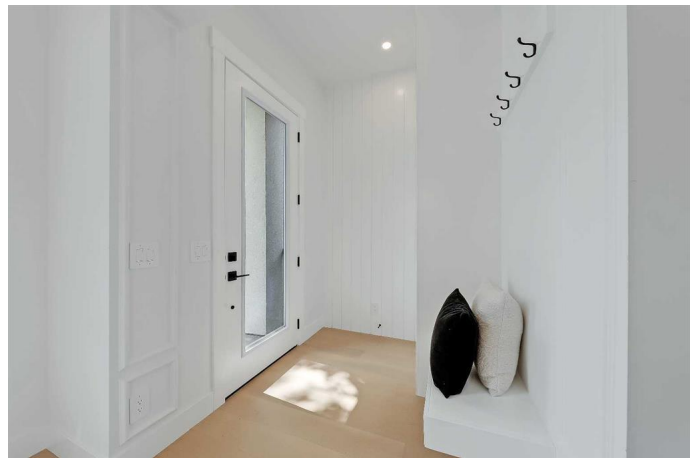
day-to-day life organized and clutter-free.

Upstairs, the primary retreat impresses with

vaulted ceilings, a large walk-in closet, and a

spa-like ensuite with heated tile floors, dual

vanities, a glass shower, freestanding soaker



tub, and private water closet. Two additional bedrooms with custom closets, a laundry room with sink and cabinetry complete the second floor.

This home also features a 2-bedroom legal secondary suite (pending final inspection), offering its own private side entrance for added privacy and independence. Designed with the same elevated finishings as the main level, the suite includes a stylish full kitchen, open-concept living and dining area, a sleek 4-piece bathroom, and dedicated laundry with a built-in sink. Whether you're accommodating extended family, welcoming long-term guests, or exploring rental opportunities, this flexible space adds both function and future value. Located on a quiet, tree-lined street in one of Calgary's most sought-after communities, you're just steps from parks, walking paths, top-rated schools, and popular local spots like Velvet Café, 4th Spot Kitchen & Bar, and Milk Ice Cream. Quick access to 16th Ave, 14th Street, and transit makes commuting a breeze. This is your opportunity to own a brand new, upscale home in a neighbourhood that truly has it all.

Built in 2025

Essential Information

MLS® #	A2246484
Price	\$1,149,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,938
Acres	0.07
Year Built	2025
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	646 25 Avenue
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, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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