

2330 25 AVENUE NW



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THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

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Real Broker

2330 25 AVENUE NW

Welcome to Banff Trail, one of Calgary's most connected and sought-after inner-city communities, where tree-lined streets, C-Train access, and a strong neighbourhood spirit make everyday living feel effortless. Just steps to the Banff Trail LRT station and minutes to the University of Calgary, SAIT, Foothills Hospital, and the shops and cafés of Kensington, this location offers the perfect balance of convenience and community.

Introducing the Branton, a beautifully appointed 3-bedroom semi-detached two-storey designed for modern inner-city living. From the charming front porch, you're welcomed into a home defined by quality craftsmanship, rich hardwood flooring, and soaring 9-foot ceilings. The bright, open-concept main floor is both functional and inviting. At the front, a dedicated office overlooks the porch and mature tree-lined street, creating a quiet and inspiring workspace. The sunny great room flows seamlessly into a generous dining area and a gourmet island kitchen complete with quartz countertops and a premium stainless steel appliance package, perfect for both entertaining and everyday life. A well-designed mudroom with a built-in bench rounds out the main level with practical elegance.

Upstairs, three well-appointed bedrooms provide comfort and flexibility. The primary retreat features a walk-in closet and a beautifully finished 4-piece ensuite with dual vessel sinks, tile flooring, a deep soaker tub, and a separate shower. Two additional bedrooms share a full bathroom, while the upper-floor laundry room with built-in cabinetry adds everyday convenience.

The fully finished lower level expands your living space with a large recreation room anchored by a cozy gas fireplace, along with a full bathroom for added versatility.

Outside, you will find a fenced back yard, and the detached double car garage offers valuable year-round convenience.

Surrounded by parks, pathways, community rinks, and local events, this move-in ready home delivers an exceptional lifestyle in one of Calgary's most desirable neighbourhoods.

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2330 25 Avenue NW Calgary, AB T2M 2C3

Residential

Active

[A2311399](#)

PD:

DOM: 0

LP: \$800,000.00

OP: \$800,000.00

Banner:

A Rare Opportunity Where Exceptional Value Meets Banff Trail's Most Sought-After Lifestyle



Class:	Semi Detached (Half Duplex)	City:	Calgary
County:	Calgary	Subdivision:	Banff Trail
Type:	Duplex	Ttl Beds:	3
Levels:	Two	F/H Bth:	3/1
Year Built:	2010	RMS SQFT:	1,635.28
LINC#:	0035198051	LP/SF:	\$489.21
Arch Style:	2 Storey, Attached-Side by Side	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Negotiable		
Lot Dim:		Lot Size:	3003 SF 278.99 SM
Front Length:	7.62M 25' 0"	Lot Depth:	36.99 M 121.36'
Legal Desc:	5090AM;2;25		
Legal Pin:	5090AM	Blk:	2
		Lot:	25
		Condo:	No
Zoning:	R-CG	Tax Amt/Yr:	\$5,101.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	S
Restrict:	None Known		

Recent Change: **05/22/2026 : NEW**

Public Remarks: Welcome to Banff Trail, one of Calgary's most connected and sought-after inner-city communities, where tree-lined streets, C-Train access, and a strong neighbourhood spirit make everyday living feel effortless. Just steps to the Banff Trail LRT station and minutes to the University of Calgary, SAIT, Foothills Hospital, and the shops and cafés of Kensington, this location offers the perfect balance of convenience and community. Introducing the Branton, a beautifully appointed 3-bedroom semi-detached two-storey designed for modern inner-city living. From the charming front porch, you're welcomed into a home defined by quality craftsmanship, rich hardwood flooring, and soaring 9-foot ceilings. The bright, open-concept main floor is both functional and inviting. At the front, a dedicated office overlooks the porch and mature tree-lined street, creating a quiet and inspiring workspace. The sunny great room flows seamlessly into a generous dining area and a gourmet island kitchen complete with quartz countertops and a premium stainless steel appliance package, perfect for both entertaining and everyday life. Upstairs, three well-appointed bedrooms provide comfort and flexibility. The primary retreat features a walk-in closet and a beautifully finished 4-piece ensuite with dual vessel sinks, tile flooring, a deep soaker tub, and a separate shower. Two additional bedrooms share a full bathroom, while the upper-floor laundry room with built-in cabinetry adds everyday convenience. The fully finished lower level expands your living space with a large recreation room anchored by a cozy gas fireplace, along with a full bathroom for added versatility. A detached double garage offers valuable year-round convenience. Surrounded by parks, pathways, community rinks, and local events, this move-in ready home delivers an exceptional lifestyle in one of Calgary's most desirable neighbourhoods.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P						
Baths:	0	1	0	2	0	0	Bed Abv: 3	Main: 75.97	Mtr2	817.77	SqFt	
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 7	Upper: 75.95	Mtr2	817.50	SqFt	
								Blw Grade: 69.15	Mtr2	744.28	SqFt	
Garage Dims (L x W):	19' 9" x 19' 3"							Total AG: 151.92	Mtr2	1,635.28	SqFt	

Property Information

Basement:	Full	Laundry Ft:	Upper Level
Basement Dev:	Finished	Basement Ft:	None
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Vinyl Siding, Wood Frame	Fireplaces:	1/Basement, Decorative, Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Front Porch
Reports:	None		
Parking:	Double Garage Detached, Garage Door Opener, Garage Faces Rear Total: 2		
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Comm Feature:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting		
Goods Include:	N/A		
Appliances:	Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings		
Other Equip:	Garage Door Opener		
Goods Exclude:	N/A		

Printed Date: 05/22/2026 3:39:15 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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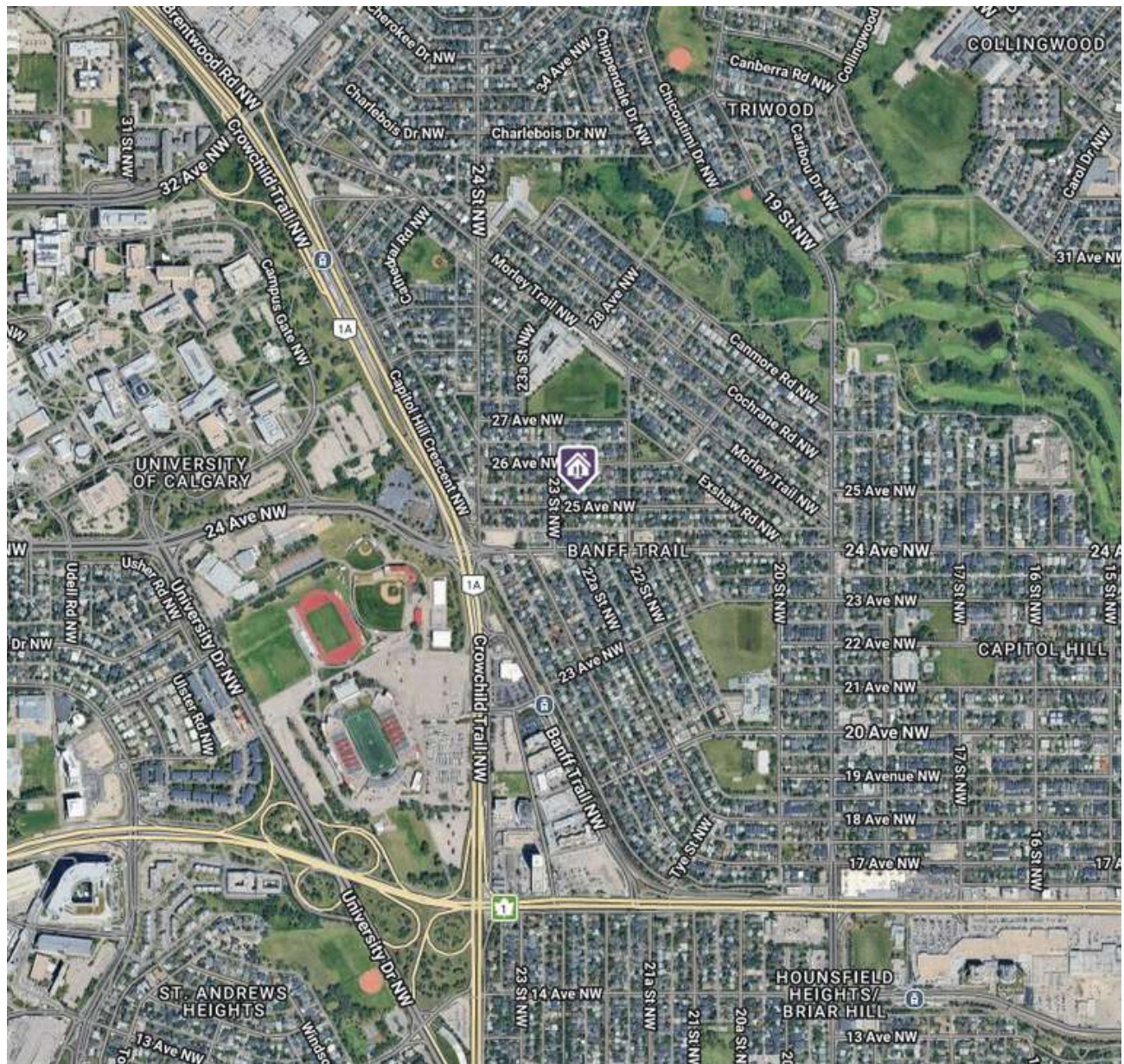
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Rooms

Type	Level	Dimensions	Type	Level	Dimensions
Office	Main	9' 6" x 8' 7"	Kitchen	Main	10' 4" x 14' 7"
Dining Room	Main	9' 8" x 11' 6"	Living Room	Main	12' 2" x 8' 10"
Mud Room	Main	7' 5" x 10' 5"	2pc Bathroom	Main	5' 7" x 5' 0"
Bedroom	2nd	10' 8" x 8' 9"	Bedroom	2nd	10' 9" x 9' 1"
Bedroom - Primary	2nd	14' 8" x 16' 8"	4pc Ensuite bath	2nd	7' 5" x 11' 0"
4pc Bathroom	2nd	5' 10" x 8' 7"	Laundry	2nd	7' 3" x 9' 8"
Game Room	BSMT	19' 0" x 35' 0"	4pc Bathroom	BSMT	5' 0" x 8' 10"
Furnace/Utility Roo	BSMT	8' 8" x 8' 0"			
		2.64M x 2.44M			

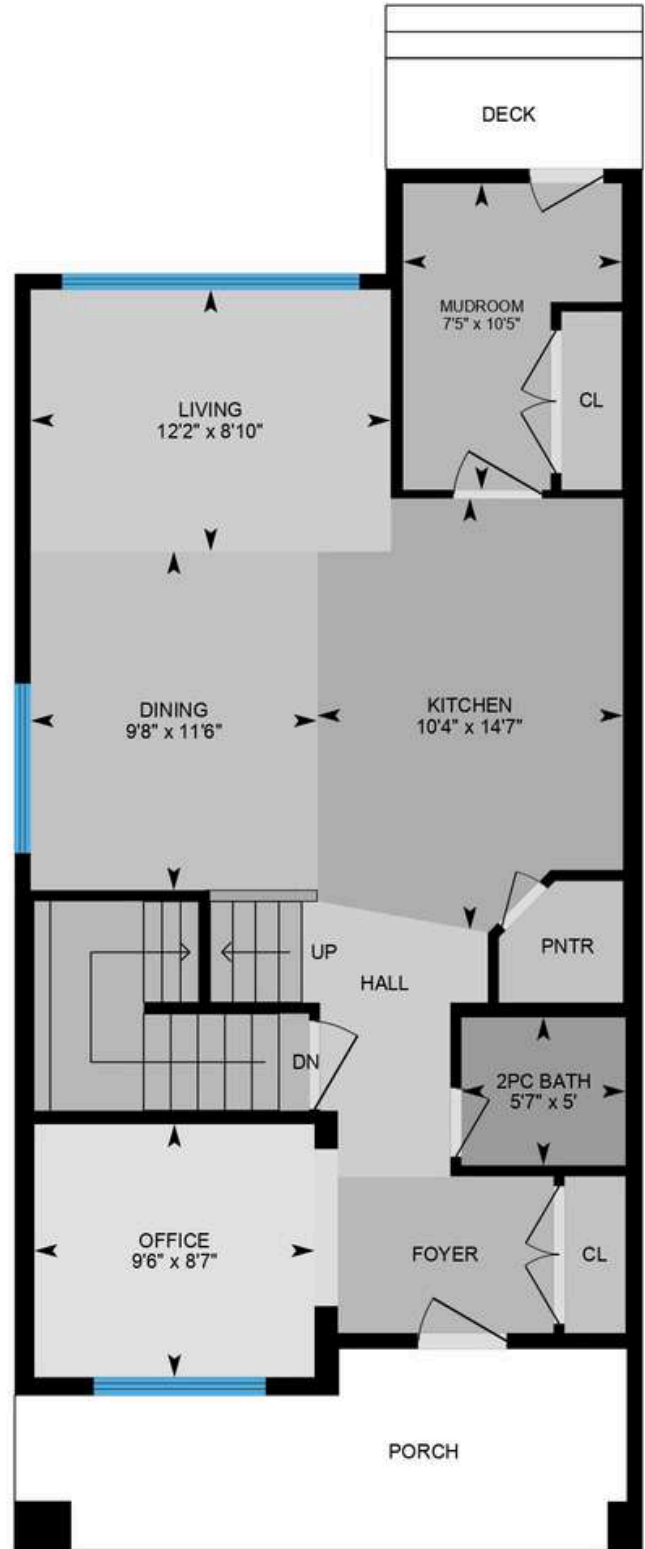


THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
817.77 SQ. FT.

INTERIOR AREA:
750.78 SQ. FT.



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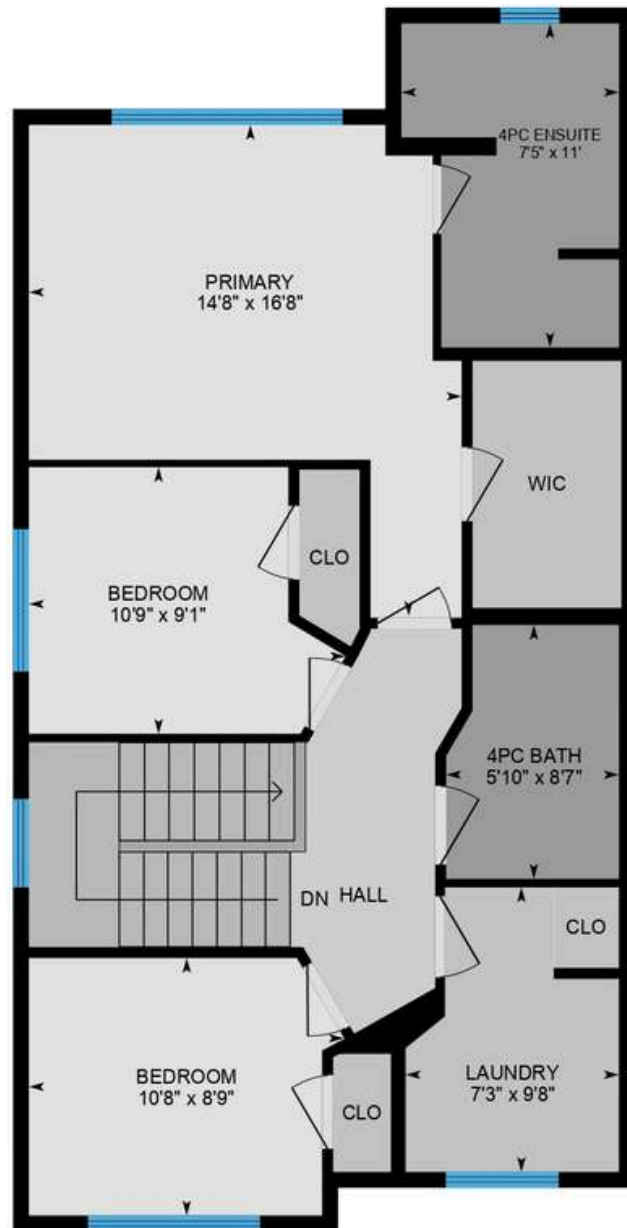
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THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
817.50 SQ. FT.

INTERIOR AREA:
750.92 SQ. FT.



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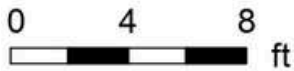
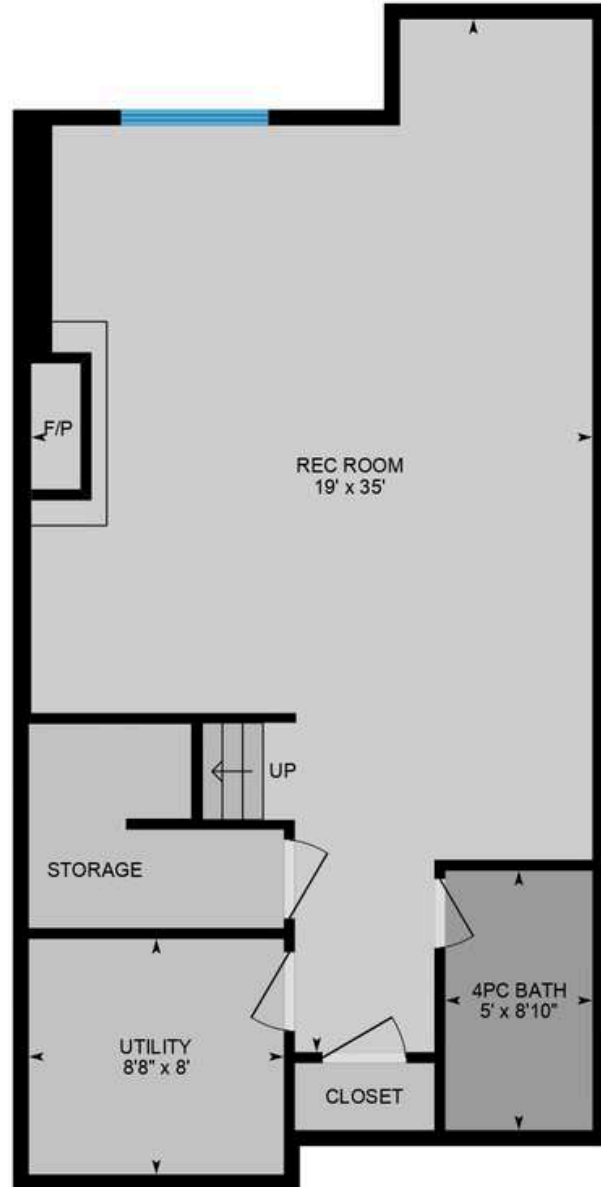
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THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
744.28 SQ. FT.

INTERIOR AREA:
680.02 SQ. FT.



THE MCKELVIE GROUP

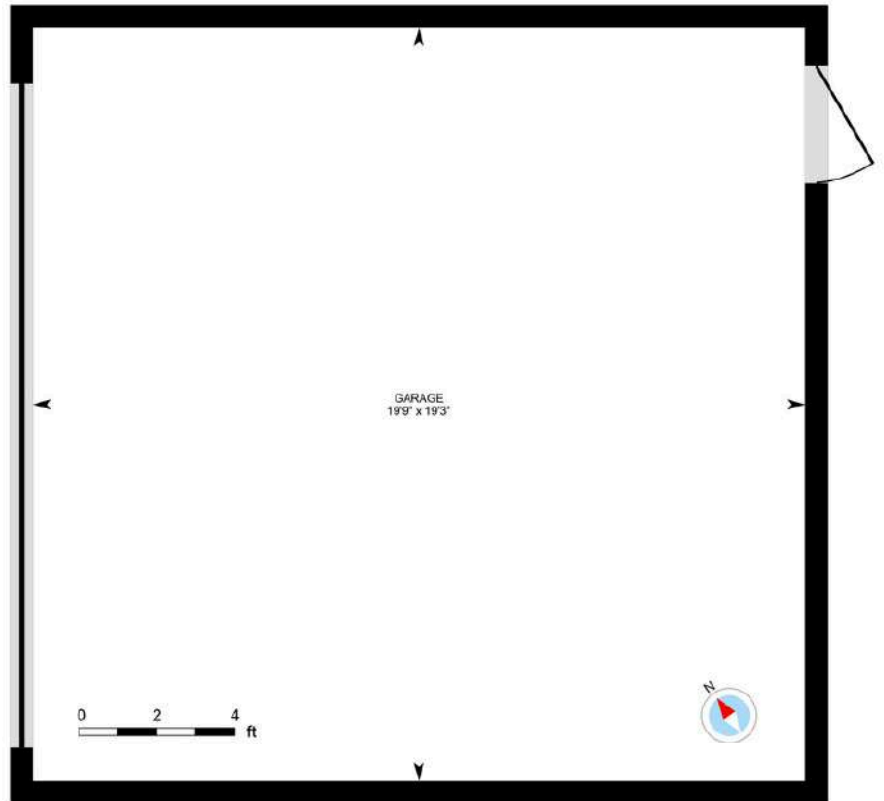
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THE FLOOR PLAN

DETACHED GARAGE:

EXCLUDED AREA:
381.41 SQ. FT.



ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 5'7" x 5'
Dining: 9'8" x 11'6"
Kitchen: 10'4" x 14'7"
Living: 12'2" x 8'10"
Mudroom: 7'5" x 10'5"
Office: 9'6" x 8'7"

2ND FLOOR

4pc Bath: 5'10" x 8'7"
4pc Ensuite: 7'5" x 11'
Bedroom: 10'8" x 8'9"
Bedroom: 10'9" x 9'1"
Laundry: 7'3" x 9'8"
Primary: 14'8" x 16'8"

BASEMENT

4pc Bath: 5' x 8'10"
Rec Room: 19' x 35'
Utility: 8'8" x 8'

Detached Garage

DETACHED GARAGE

Garage: 19'3" x 19'9"

Main Building

MAIN FLOOR

Interior Area: 750.78 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 817.77 sq ft

2ND FLOOR

Interior Area: 750.92 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 817.50 sq ft

BASEMENT (Below Grade)

Interior Area: 680.02 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 744.28 sq ft
Finished Area: 664.95 sq ft

Detached Garage

DETACHED GARAGE

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 1501.70 sq ft
Exterior Area: 1635.28 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 2181.72 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

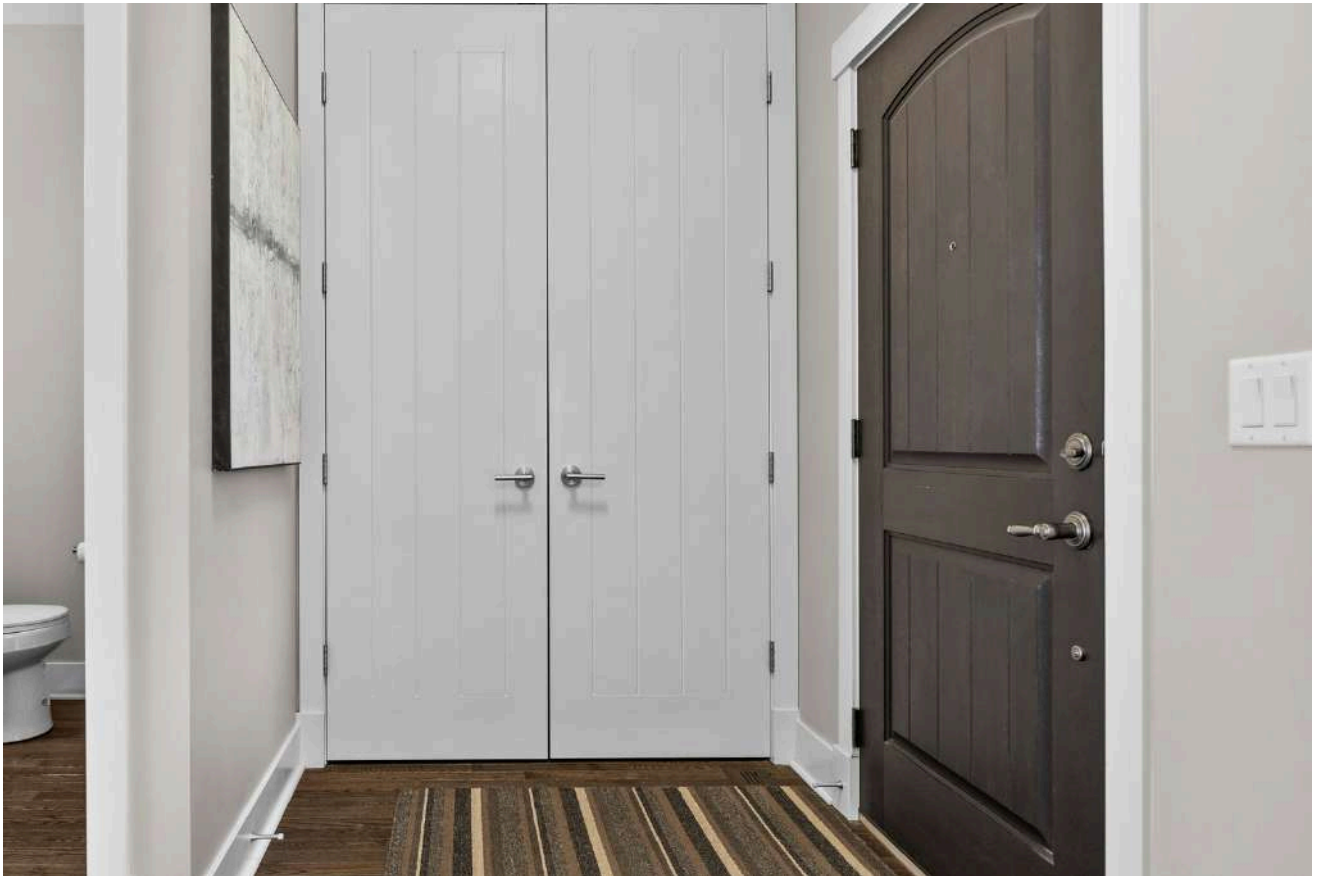
FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

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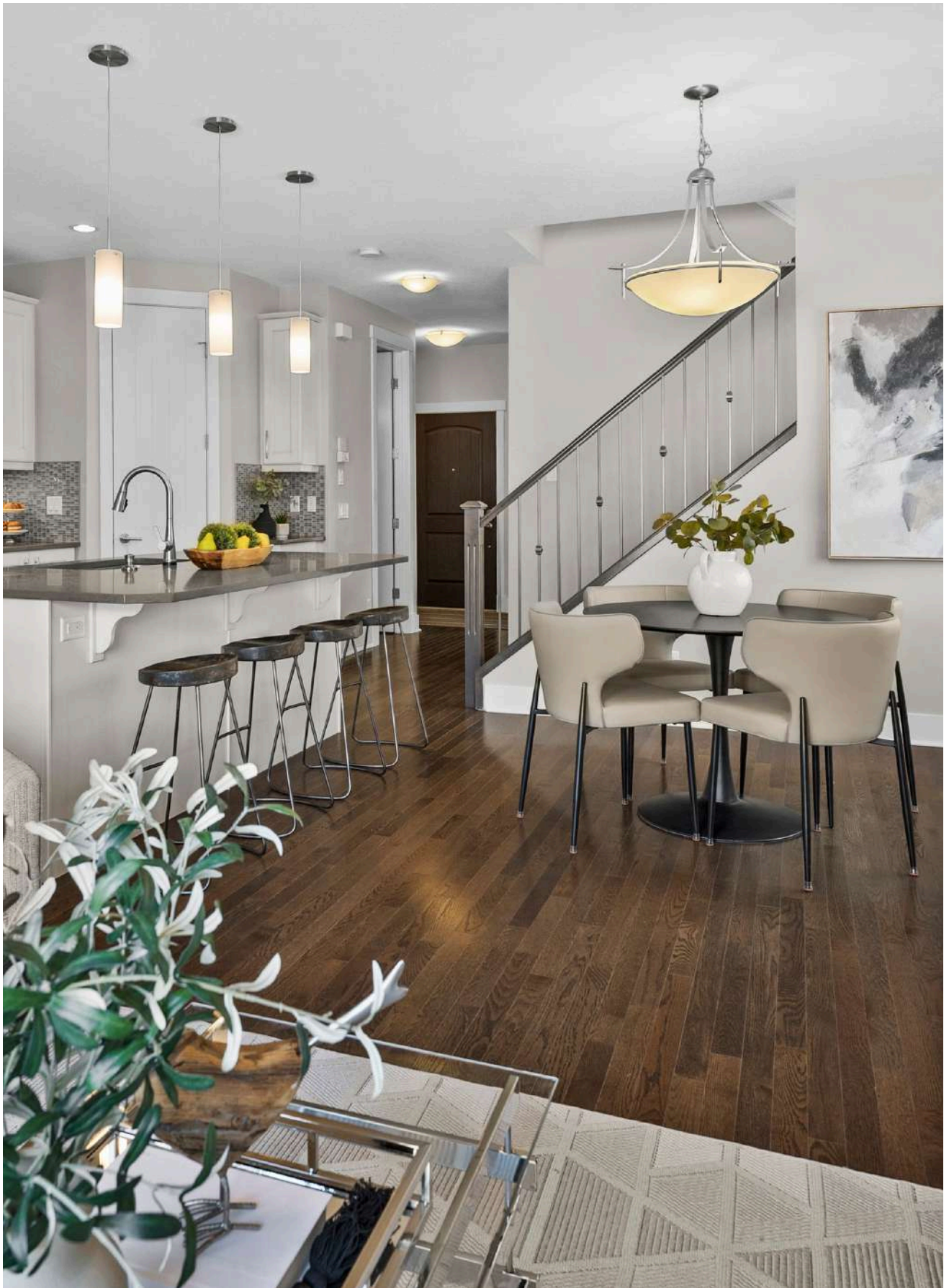








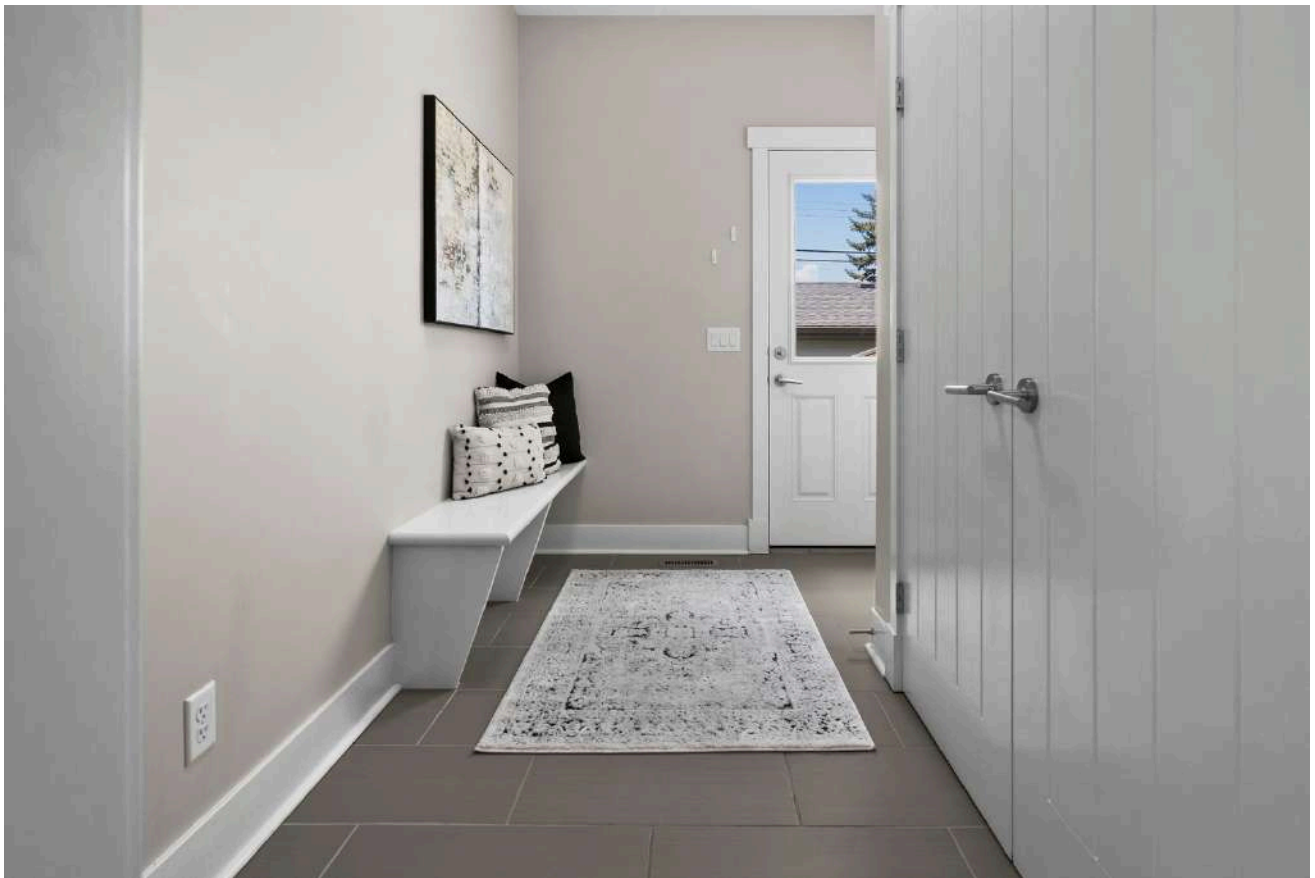


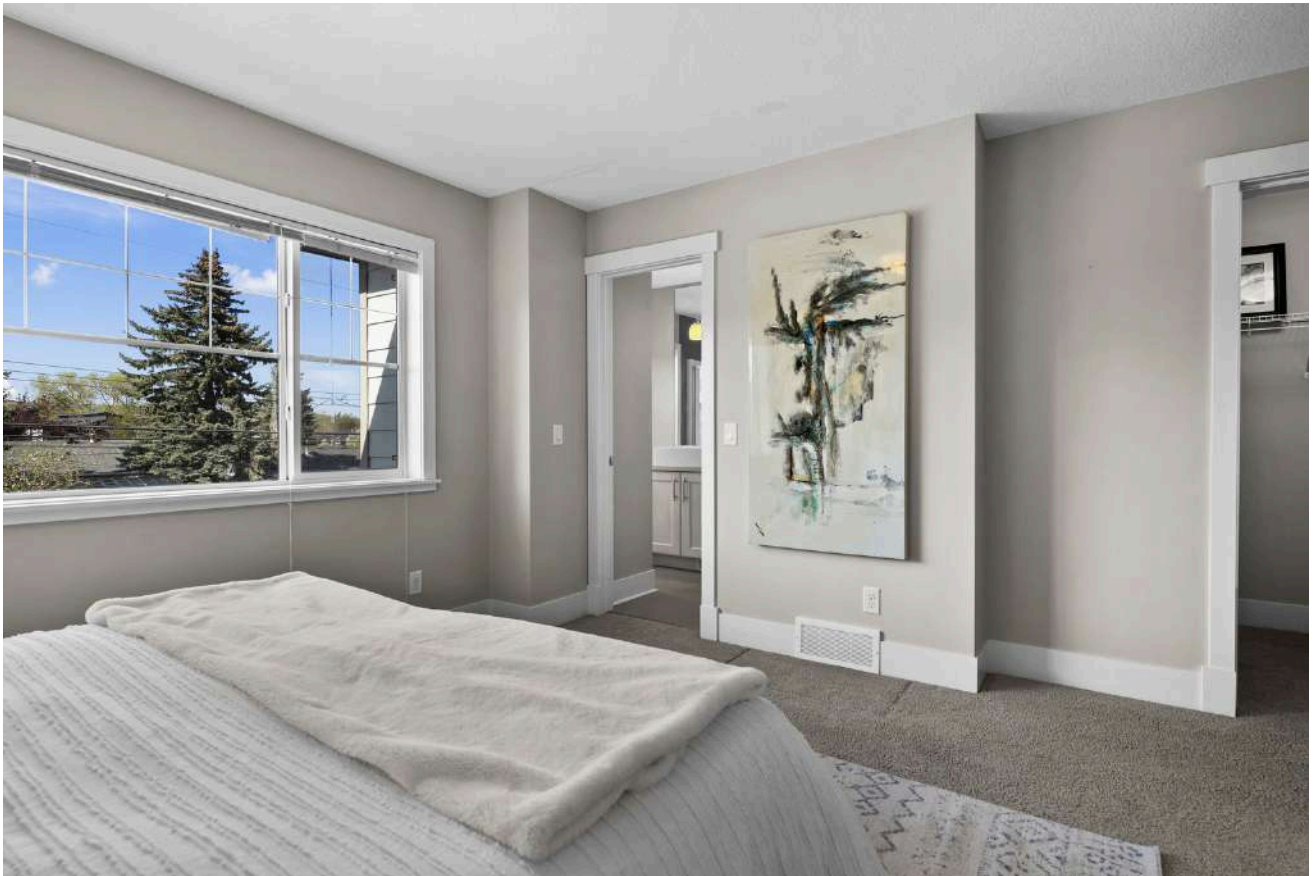




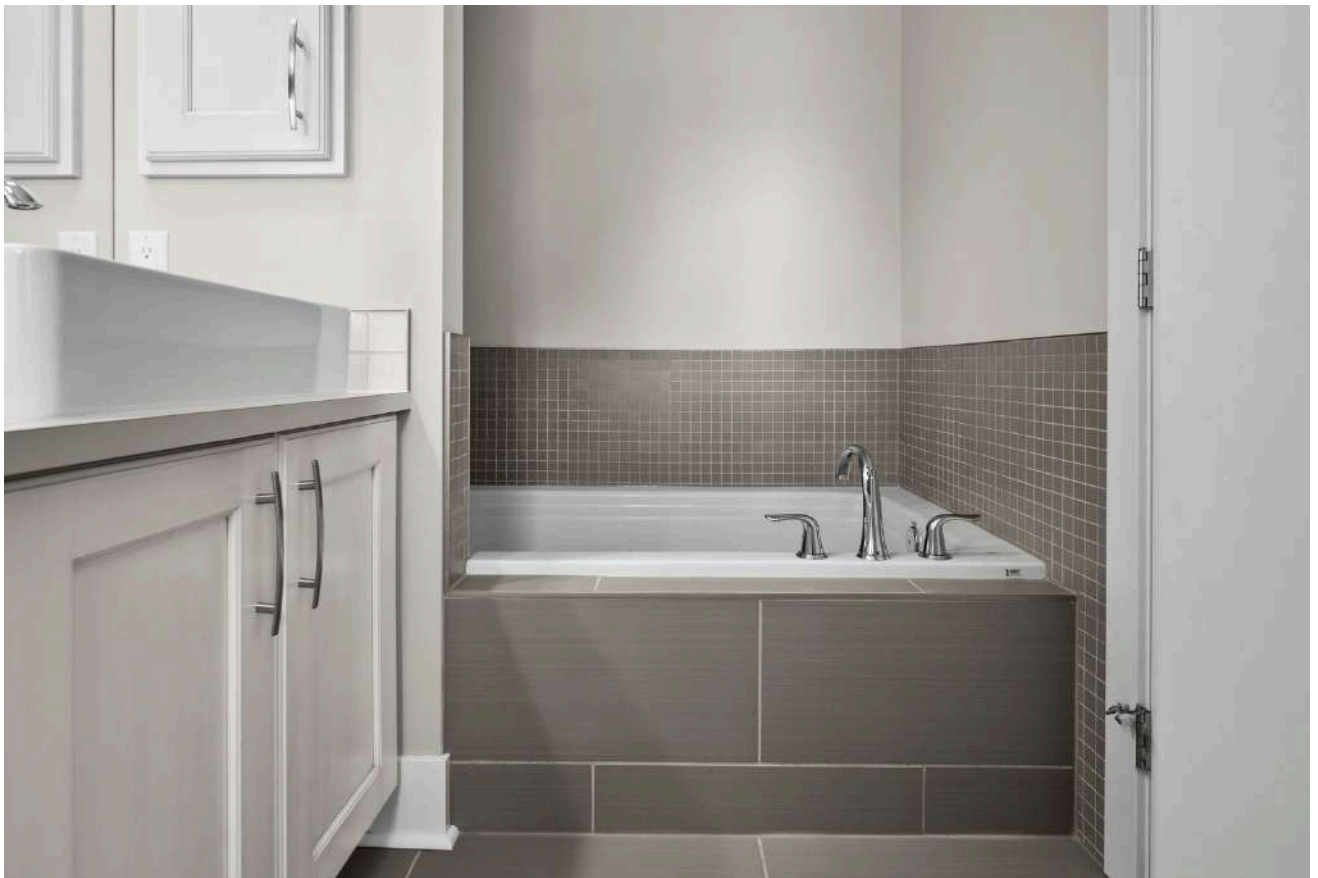




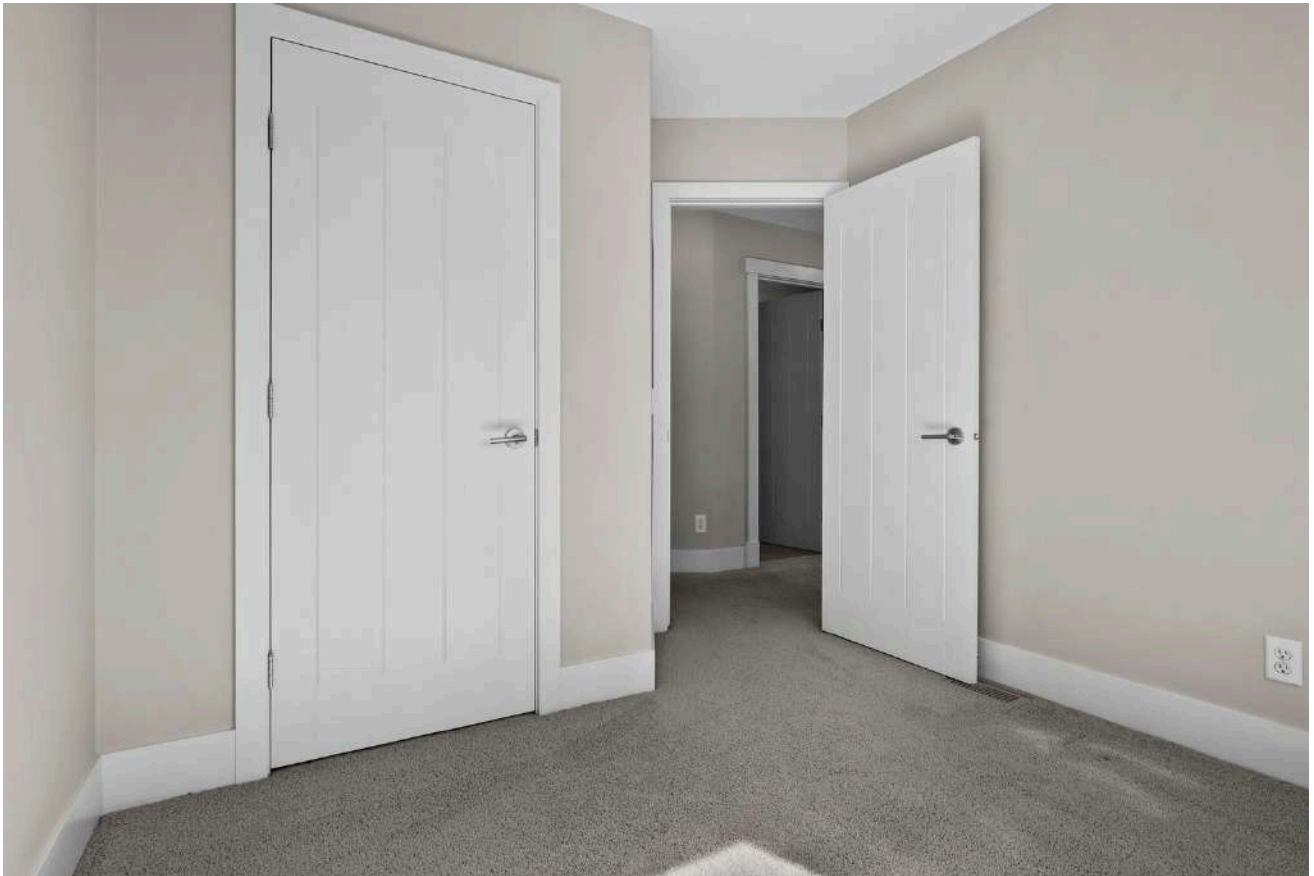


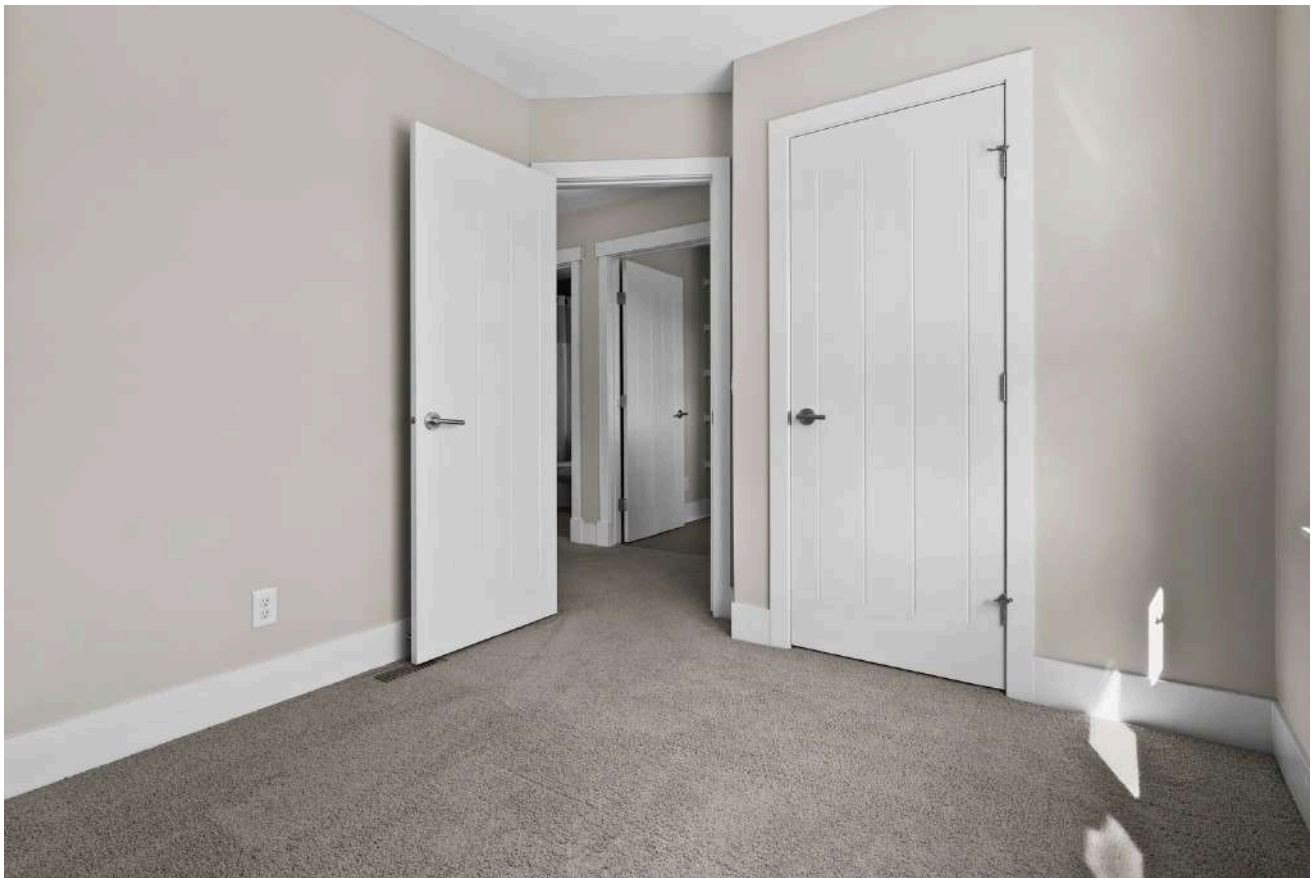






















WELCOME TO

BANFF TRAIL



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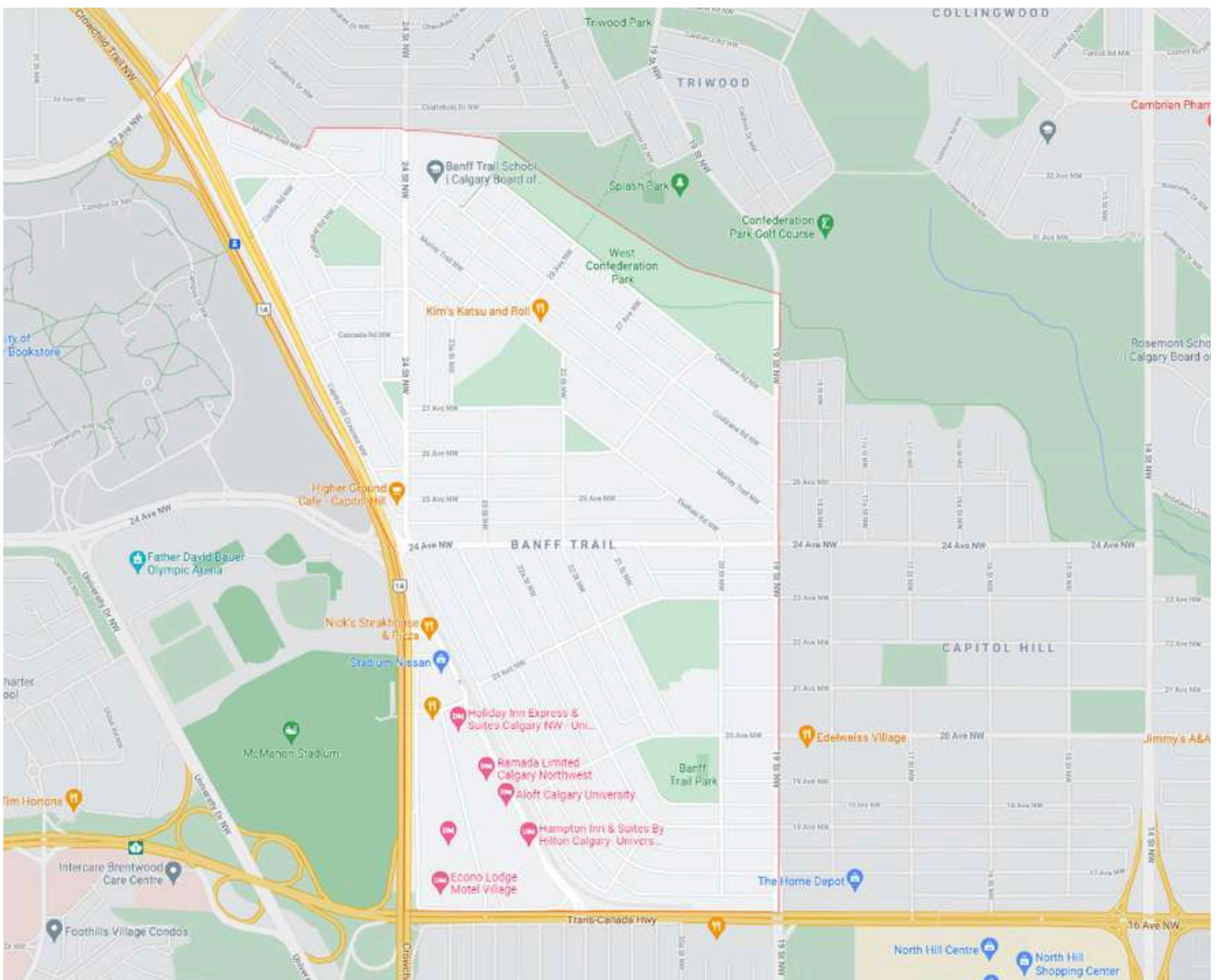
THE COMMUNITY

WELCOME TO BANFF TRAIL

Banff Trail is a residential neighbourhood in the northwest quadrant of Calgary, Alberta. It is located northeast of the intersection of Crowchild Trail and Trans-Canada Highway, east of McMahon Stadium and the University of Calgary. The Banff Trail station of the C-train LRT system serves the community, which contains a large motel village in the southwest corner.

It is named for the town of Banff, which in turn takes its name from Banffshire, Scotland. The adjoining Highway 1 connects the city of Calgary to Banff and Banff National Park.

CITY OF CALGARY PROFILE: <https://www.calgary.ca/csps/cns/social-research-policy-and-resources/community-profiles/banff-trail-profile.html>



THE COMMUNITY

BANFF TRAIL COMMUNITY ASSOCIATION

Address: 2115 20 Ave NW, Calgary, AB

Phone: 403-282-2234

<http://www.banfftrailcommunity.ca/>

The Community Centre offers a rental facility for events, a wide open field with a baseball diamond and soccer, a playground, the community garden and more!

FACEBOOK: <https://www.facebook.com/BanffTrailCommunity>

TWITTER: <https://twitter.com/search?q=BanffTrailYYC>

INSTAGRAM: <https://www.instagram.com/banfftrailyyc/>



THE COMMUNITY

COMMUNITY GARDEN

The Banff Trail Community Garden was established in 2010 and has been a great place for community members to grow fresh vegetables, get to know community members of all ages, and contribute to creating a beautiful space to be enjoyed by all. The garden space has grown to include 30 raised beds, 4 perennial beds and several communal growing spaces.



SPORTS & PLAY



THE COMMUNITY

PARKS & REC

CAPITOL HILL PARK - 1531 21 AVE NW

A large greenspace with a baseball diamond & playground.

Confederation Park - 24 Ave. & 14 St. NW to 30 Ave. & 10 St. NW

Confederation Park lies in the northwest part of the city. This crescent shaped park of more than 160 hectares was once known as "the North Hill Coulee". The wetland section, approximately eight hectares, runs between 14 St. N.W. and 30 Ave. N.W. The park was created in 1967 to mark the centennial of Canadian Confederation.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Confederation-Park.aspx>

PARK FEATURES

- Pathways
- Tennis courts
- Baseball diamonds
- Parking
- Playground areas - natural playground
- Picnic areas
- Cross country skiing
- Flower/rock garden
- Tobogganing
- Wetland



PARKS & REC

CONFEDERATION PARK GOLF COURSE

Location: 3204 Collingwood Drive N.W.

Contact: 403-300-1002

<http://www.calgary.ca/CSPS/Recreation/Pages/Golf-courses/Confederation-Park.aspx>



CANMORE PARK / SPLASH PARK

Location: 2032 Chicoutimi Dr NW,

Canmore Park in the northwest of Calgary is often referred to as North Capitol Hill Park and contains tennis courts, ball diamonds and a spray park.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Canmore-Park.aspx>



RILEY PARK

Location: 800 12 St NW, Calgary, AB T2N 0S2

Riley Park is a beautiful destination park in northwest Calgary within walking distance from the Kensington shopping district. The park contains a cricket pitch, wading pool and the Senator Patrick Burns Memorial Rock Garden.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Riley-Park.aspx>

THE COMMUNITY

CITY OF CALGARY - TOBOGGANING & SLEDDING - CONFEDERATION PARK

In the winter, tobogganing and sledding on the hills of Calgary is a thrilling way to enjoy the winter and take advantage of the snow. Several parks and greenspaces offer safe and exciting hills.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Confederation-Park.aspx>



PUBLIC TRANSIT:

It is easy to get around as there are various bus routes throughout the neighbourhood.

<http://www.calgarytransit.com/schedules-maps>

MOUNT PLEASANT SPORTSPLEX - 610 23 AVE NW

Features an outdoor pool, community hall & Sportsplex

<http://www.mpca.ca/facilities/sportsplex.html>



THE COMMUNITY

LIBRARIES

Louise Riley Library

1904 14 Ave NW

<https://calgarylibrary.ca/>



OFF LEASH AREAS



West Hillhurst off-leash area

1025 19 St NW

Hounsfeld Heights/Briar Hill Off Leash Area

1015 14 St NW

Queen's Park Village off-leash area

3425 10 St NW

Collingwood Area 1 Off Leash Dog Park

1924 Canberra Rd NW



City of Calgary Website Link:

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/Off-leash-area-locations.aspx>

SHOPS & SERVICES

The amenities in and around Capitol Hill are abundant. Not only do you have North Hill Mall, but 16th Avenue offers miles of restaurants, shops & services.



SHOPPING

NORTH HILL CENTRE (MALL)

1632 14 Ave NW

North Hill Centre is a shopping mall in Calgary, Alberta, Canada. It opened in 1958, and was Calgary's first shopping mall.

<http://northhillcentre.com/>

GROCERY STORES

Brown's Grocery

1201 20 Ave NW

Safeway North Hill Centre

1632 14 Ave NW #1846

Brentwood Co-op

4122 Brentwood Rd NW

<https://www.calgarycoop.com/>

M&M Food Market

728 Northmount Dr NW Bay 15

THE HOME DEPOT

1818 16 Ave NW

<https://stores.homedepot.ca/ab/calgary>

EDELWEISS VILLAGE

1921 20 Ave NW

European deli with specialty German, Dutch, Polish & Scandinavian groceries, with gifts & a cafe.

<https://edelweissimports.com>

MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

SERVICES

HOSPITALS

FOOTHILLS MEDICAL CENTRE
(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL
(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

ROCKYVIEW GENERAL HOSPITAL
(24 hour Emergency)
7007 14 St SW
(403) 943-3000

SHELDON M. CHUMIR HEALTH
CENTRE
(OPEN 24 HOURS)
1213 4 St SW
(403) 955-6200

WALK-IN CLINICS & DOCS

TRUCARE MEDICAL CENTER
1503 19 St NW, Calgary
Phone: 587-315-6838
<https://trucaremedical.ca/>

CAPITOL HILL FAMILY PRACTICE
1428 20 Ave NW . Phone: (587) 319-2234

BRENTWOOD FAMILY MEDICAL CENTRE
810-3630 Brentwood Rd NW
(403) 289-6631

VETS

CALGARY HOLISTIC VETERINARY CLINIC
1640 16 Ave NW #105
Phone: (403) 289-1616
<https://calgaryholisticvet.com/>

CALGARY CAT CLINIC
2116 Crowchild Trail NW
Phone: (403) 289-9999
<http://www.calgarycatclinic.com/>

CAMBRIAN ANIMAL HOSPITAL LTD
765 Northmount Dr NW
Phone: (403) 457-3911
<https://cambriananimalhospital.com/>

FIRE DEPARTMENT

CALL 911 for all emergencies.

Calgary Fire Station 7
2708 4 St NW

POLICE

CALL 911 for all emergencies.

Calgary Police Service District 3 -
North Haven
4303 14 St NW
(403) 428-6300

SCHOOLS

PUBLIC SCHOOLS

Capitol Hill School (K-6)
2210 18 St NW Calgary
403-777-6160

<https://school.cbe.ab.ca/school/capitolhill/Pages/default.aspx>

Senator Patrick Burns School (6-9)
2155 Chilcotin Rd NW
403-777-7400
<http://school.cbe.ab.ca/school/SenatorPatrickBurns/>

William Aberhart High School (10-12)
3009 Morley Trail NW
403-289-2551
<http://school.cbe.ab.ca/school/williamaberhart/>

SAIT

The Southern Alberta Institute of Technology is a polytechnic institute in Calgary, Alberta, Canada. SAIT offers more than 100 career programs in technology, trades and business.

1301 16 Ave NW, Calgary
<https://www.sait.ca/>

UNIVERSITY OF CALGARY

The University of Calgary (U of C) is a public research university located in Calgary, Alberta, Canada. The University of Calgary started in 1944 as the Calgary branch of the University of Alberta, founded in 1908, prior to being instituted into a separate, autonomous university in 1966. It is composed of 14 faculties and over 85 research institutes and centres.

2500 University Dr NW
<https://www.ucalgary.ca/>

CATHOLIC SCHOOLS

St. Pius X School (K-6) Catholic
2312 - 18 Street NW
403-500-2015

<https://www.cssd.ab.ca/schools/stpiusx/Pages/default.aspx>

St. Joseph School (K-9) Catholic
2512 - 5 Street NW
403-500-2009
<https://www.cssd.ab.ca/schools/stjoseph/Pages/default.aspx>

St. Francis High School (10-12) Catholic
877 Northmount Drive NW
403-500-2026
<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

PRIVATE SCHOOLS

Calgary Waldorf School -
www.calgarywaldorf.org

Renert School -
www.renertschool.ca

Webber Academy -
<http://www.webberacademy.ca/>

Mountain View Academy -
<http://mountainviewacademy.ca/>