

# \$1,199,000 - 2715 Cochrane Road Nw, Calgary

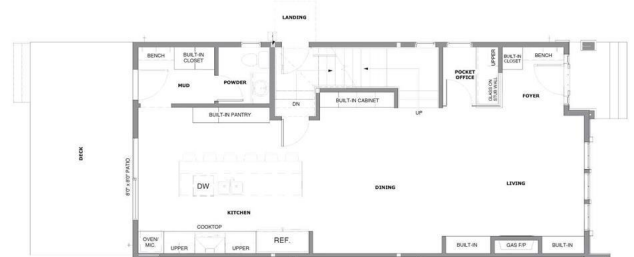
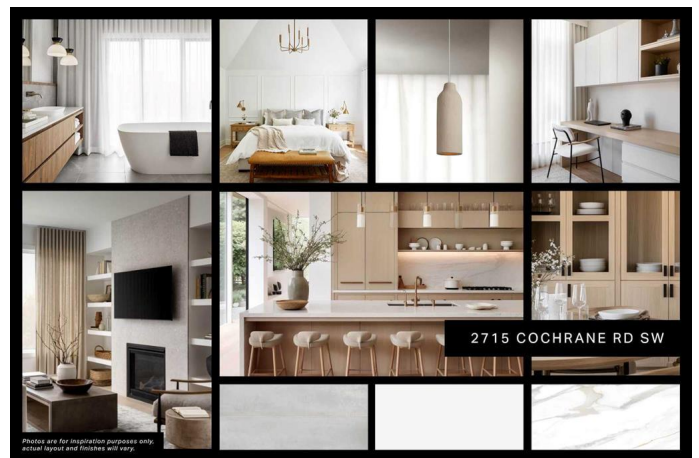
MLS® #A2219699

**\$1,199,000**

5 Bedroom, 4.00 Bathroom, 1,980 sqft  
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

LOCATION LOCATION! Built on a quiet street only steps to West Confederation Park, this BRAND-NEW semi-detached infill in Banff Trail offers a superb floorplan with a LEGAL BASEMENT SUITE (Approved with the permit & subject to final inspection by the city). Banff Trail is well-situated in inner-city NW, with lots of outdoor recreation, schools, & shopping nearby. Confederation Park & the Charleswood Tennis Courts & Splash Park are a quick walk down the street, the City of Calgary toboggan hill is only 6-mins away, and the Confederation Park Golf Course is only 10-min down the road; a quick 9 holes after dinner can be a weeknight reality! Banff Trail School is mins away & Calgary Montessori School, Branton School, Rosemont School, and St Francis High School are all close by, with SAIT & UofC a short bike ride away. Dining options, shopping, amenities, and more are all at your fingertips, with Banff Trail, North Hill Centre, and all the businesses along Crowchild easily accessible from this inner-city location. With an amazing layout & premium finishes, youâ€™ll discover a beautiful blend of both a stylish & functional lifestyle. This home features several upgrades, including engineered hardwood & 10-ft ceilings on the main level, soaring ceilings on the upper floor & a fully-developed basement w/ a LEGAL SUITE (subject to final city inspection). The main floor boasts large primary living spaces, including a bright front dining/flex room, a large central kitchen with an oversized island w/ bar



seating, ceiling-height custom cabinetry, and built-in pantry & coffee station. The large rear living room is finished w/ an inset gas fireplace w/ modern full-height surround, built-in millwork, and large windows overlooking the SOUTH back patio – perfect for family gatherings! A rear mudroom hosts a bench with hooks, with direct access to the double detached garage out back and an elegant, private powder room. Upstairs, you'll find the two secondary bedrooms w/ built-in closets, a spacious laundry room and a main 4-pc bath w/ modern vanity and a tub/shower combo w/ full-height tile surround. The primary suite features a soaring vaulted ceiling, multiple tall windows for tons of natural light, and a large walk-in closet w/ built-in storage. The 5-pc ensuite shows off with heated tile floors, glass shower w/ full-height tile, a free-standing tub, a modern vanity, dual under-mount sinks, and a separate water closet. The fully-developed LEGAL BASEMENT SUITE (subject to final inspection by the city) enjoys private access through a secure side entrance, two generous-sized bedrooms w/ built-in closets, a spacious and contemporary 4-pc bath w/ modern tile & vanity, large windows, space for a washer & dryer, plus a large living room area! The kitchen is thoughtfully arranged with quartz countertops & full-height cabinetry. Take a drive by this property and see how this house & fantastic location will suit your family perfectly!

Built in 2025

**Essential Information**

MLS® #	A2219699
Price	\$1,199,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,980
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2715 Cochrane Road Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4J1

### **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, Open Floorplan, Quartz Counters, Walk-In Closet(s), Recessed Lighting, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	102
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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