

# \$1,699,900 - 2815 Canmore Road Nw, Calgary

MLS® #A2245823

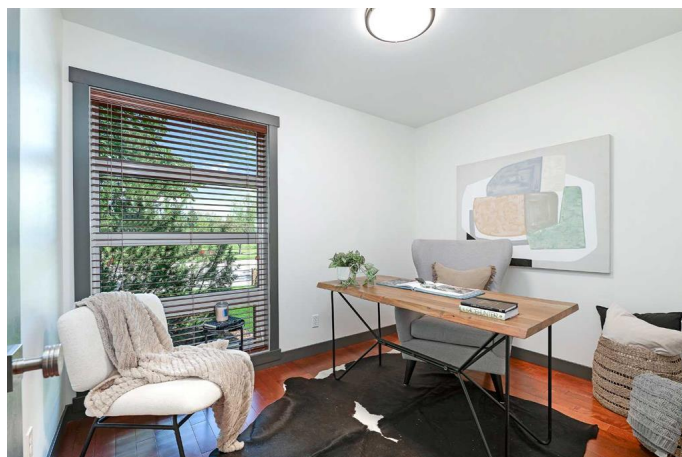
**\$1,699,900**

4 Bedroom, 4.00 Bathroom, 2,418 sqft

Residential on 0.14 Acres

Banff Trail, Calgary, Alberta

OPEN HOUSE SATURDAY, AUGUST 9TH FROM 1-4 PM. Overlooking pristine Confederation Park, this sleek, modern 3+1 bedroom home with sunny southwest back yard offers over 3700 sq ft of developed living space! The main level presents maple hardwood & granite flooring & lofty ceilings, showcasing the living room that's drenched in natural light from a large skylight & spacious formal dining room with access to the back deck & ample space to host family & friends. The kitchen is tastefully finished with maple cabinets, new quartz counter top, backsplash & stainless steel sink, island, large pantry & stainless steel appliances, including a new stove. A private den/office is tucked away just off the foyer – perfect for a home office setup. Completing the main level is a 2 piece powder room. The second level hosts 3 very spacious bedrooms & a 4 piece main bath. The primary retreat boasts a walk-in closet & private 4 piece ensuite with relaxing jetted tub & separate shower. Basement development with rough-in for in-floor heat features a massive family/media room with home theatre system, huge fourth bedroom with 3 piece ensuite & laundry room with plenty of storage space. Other notable features include central A/C & natural linoleum flooring in 2 upper level baths & basement stairs. Outside, enjoy the beautifully landscaped front garden & sunny southwest back yard with large deck that comes complete with natural gas fire table & a gorgeous Endless Pools dual temperature



Fastlane Pro swim spa with Endless Pools  
Fastlane Swim Current that can be used  
year-round. Parking is a breeze with a double  
detached oversize garage & large gravel  
secondary parking area that provides the  
option to extend the garage or enlarge the  
yard. The prime location can't be beat,  
across from Confederation Park that can be  
enjoyed through all seasons & offers  
biking/walking paths, golf course, tennis  
courts, splash park, pump track, natural  
playground, flower/rock garden, tobogganing &  
cross country skiing. Banff Trail boasts popular  
neighbourhood amenities such as Weed's  
Café, Edelweiss Village, The Blues Can, two  
community centres, shopping, exceptional  
schools, public transit & is close to SAIT & U of  
C.

Built in 2005

### Essential Information

MLS® #	A2245823
Price	\$1,699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,418
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2815 Canmore Road Nw
Subdivision	Banff Trail
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2M 4J7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 5th, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.