

# \$2,250,000 - 2116 Victoria Crescent Nw, Calgary

MLS® #A2198841

**\$2,250,000**

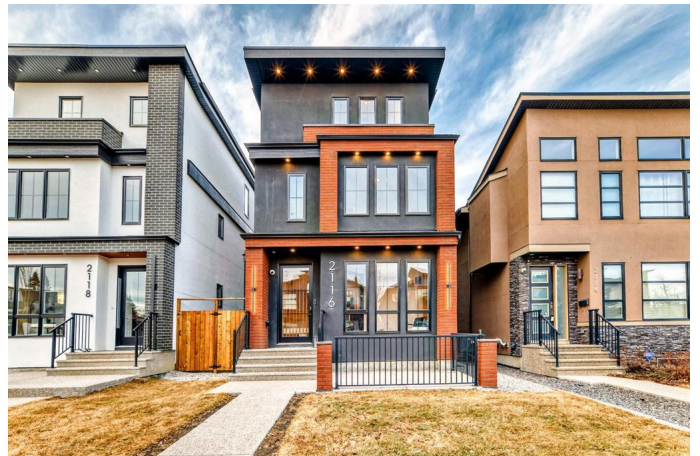
4 Bedroom, 4.00 Bathroom, 2,657 sqft  
Residential on 0.16 Acres

Banff Trail, Calgary, Alberta

Discover the perfect blend of contemporary elegance and functional design in this stunning 3-storey home, ideally located in the desirable inner-city neighbourhood of Banff Trail.

Situated on a quiet, well-established street with a scenic park right behind, this property offers both peaceful surroundings and urban convenience. Step inside to a thoughtfully designed main floor, featuring a stylish front den with designer lighting and a striking feature wall. The open-concept living space boasts soaring ceilings, beautiful tile floors, and a breathtaking open-to-above design, creating an atmosphere of sophistication. The chef-inspired kitchen is a dream, complete with high-end appliances, including a premium gas range, sleek cabinetry, and luxurious finishes. The second level offers two spacious bedrooms with custom-built closet systems, connected by a well-designed Jack-and-Jill bathroom. This floor also features a cozy lounge area with a built-in bar and an oversized laundry room for ultimate convenience.

The entire third level is dedicated to the primary retreat—an exquisite sanctuary featuring a sprawling bedroom, a built-in coffee station/wet bar, and a private deck with views of the backyard and park. The designer walk-in closet offers ample storage, while the spa-inspired ensuite exudes luxury with a double vanity, an elegant black soaker tub, a large steam shower, and dramatic floor-to-ceiling tile work. The fully finished



basement is designed for both relaxation and entertainment, offering a fourth bedroom with a spacious closet, a bold and stylish full bathroom, a dedicated home gym, and a media room with an adjoining wet bar. Outside, a charming front patio and striking modern exterior enhance the home's curb appeal. With an elevator providing seamless access to all four floors, this residence perfectly balances style, comfort, and accessibility. Conveniently located near top schools, major roadways, and a variety of local amenities, this exceptional home is a rare find.

**\*\*Book your private showing today and experience luxury living at its finest!\*\***

Built in 2024

### **Essential Information**

MLS® #	A2198841
Price	\$2,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,657
Acres	0.16
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	2116 Victoria Crescent Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary

Province Alberta  
Postal Code T2M 4E2

### Amenities

Parking Spaces 2  
Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear  
# of Garages 2

### Interior

Interior Features Bar, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wired for Sound  
Appliances Bar Fridge, Dishwasher, Dryer, Gas Range, Refrigerator, Washer  
Heating Forced Air  
Cooling Rough-In  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Level, No Neighbours Behind, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stone, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed March 4th, 2025  
Days on Market 29  
Zoning R-C2

### Listing Details

Listing Office eXp Realty

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.