\$1,175,000 - 2713 Cochrane Road Nw, Calgary

MLS® #A2254408

\$1,175,000

4 Bedroom, 4.00 Bathroom, 1,955 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, you'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. 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 â€" 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 (approved in the development permit 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! * Photos from Show Suite finishes may vary slightly*

Built in 2025

Essential Information

MLS® # A2254408

Price \$1,175,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,955
Acres 0.07
Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 2713 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 Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 27th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.