

# \$998,900 - 2739 Cochrane Road Nw, Calgary

MLS® #A2261096

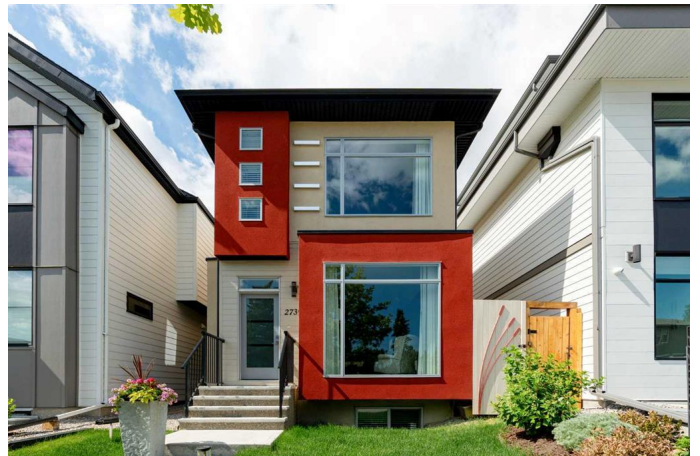
**\$998,900**

4 Bedroom, 4.00 Bathroom, 1,813 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

This beautifully maintained detached family home is perfectly situated in the highly desirable community of Banff Trail, just steps away from the year-round amenities of West Confederation Park. With access to scenic biking and walking paths, a golf course, tennis courts, splash park, pump track, natural playground, and seasonal activities like tobogganing and cross-country skiing, the location offers something for everyone. Thoughtfully designed for both comfort and function, this spacious two-storey residence features bright and inviting living spaces throughout. The main level showcases an open-concept layout filled with natural light from floor-to-ceiling windows, anchored by a double-sided fireplace that adds warmth and separation between the expansive living room and the elegant dining area. The kitchen boasts quartz countertops, stainless steel appliances including a one-year-old induction range, a large island, and a window overlooking the south facing backyard. A modern two-piece powder room completes the main floor. Upstairs, the primary suite is a true retreat, offering a large walk-in closet, a four-piece ensuite with double sinks and walk-in shower, and stunning park views through an oversized window. Two additional bedrooms share a stylish four-piece bathroom, while a convenient upstairs laundry room adds to the thoughtful layout. The fully developed basement extends the living space with a spacious recreation room, a generous fourth



bedroom, and a three-piece bathroom—ideal for guests or extended family. Step outside to enjoy the sunny, south-facing backyard complete with a private patio perfect for outdoor dining and relaxation. An oversized double detached garage provides plenty of storage and parking. With nothing left to do but move in, this exceptional inner-city home offers unbeatable access to downtown, the University of Calgary, SAIT, Foothills and Children's Hospitals, all levels of schooling, and a wealth of community amenities.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261096    |
| Price          | \$998,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,813       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 2739 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 | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                               |
| Cooling           | None                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                     |
| Fireplaces        | Dining Room, Gas, Living Room, Tile, See Through                                                                                                      |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                        |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                      |
| Lot Description   | Back Lane, Back Yard, Few Trees, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Stucco, Wood Frame, Wood Siding                                   |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 21                |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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