

# \$1,180,000 - 2739 Cochrane Road Nw, Calgary

MLS® #A2235027

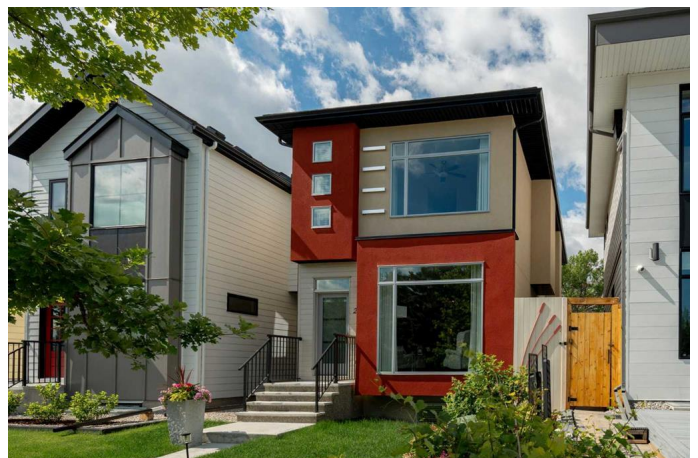
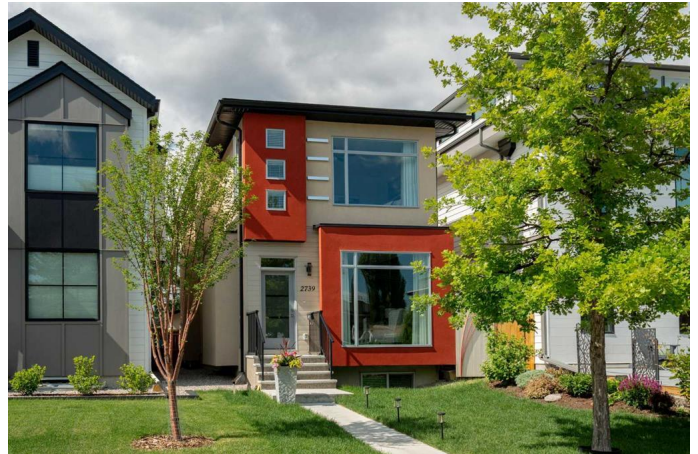
**\$1,180,000**

4 Bedroom, 4.00 Bathroom, 1,813 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

This beautifully maintained detached family home is ideally located in the highly sought-after community of Banff Trail—just steps from Canmore Park and minutes from the University of Calgary, Foothills Hospital, all levels of schools, and a wide range of amenities. Thoughtfully designed, this spacious two-storey offers functional and inviting living spaces throughout. The main floor boasts a bright, open-concept layout with floor-to-ceiling windows that fill the home with natural light. A double-sided fireplace elegantly separates the generous living room from the dining area and kitchen, which is complete with quartz countertops, stainless steel appliances—including a one-year-old induction range—a large island, and a window over the sink overlooking the backyard. A stylish two-piece powder room completes the main level. The upper level features three well-sized bedrooms, including a stunning primary suite with a large walk-in closet, a spacious four-piece ensuite with double sinks and a walk-in shower, and sweeping views of Canmore Park through an oversized window. Two additional bedrooms share a well-appointed four-piece bathroom, and a conveniently located laundry room adds everyday ease. The fully developed basement offers a spacious recreation room, a large fourth bedroom, and a three-piece bathroom, providing the perfect space for guests or extended family. Enjoy outdoor living in the sunny south-facing backyard with a private



patio ideal for entertaining. An oversized double detached garage offers ample storage and parking. Nothing to do but move into this truly exceptional property, in a prime inner-city location, before the school year starts!

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235027    |
| Price          | \$1,180,000 |
| 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, See Through, Tile                                             |
| 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    | July 30th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

## Listing Details

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

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