

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

MLS® #A2235027

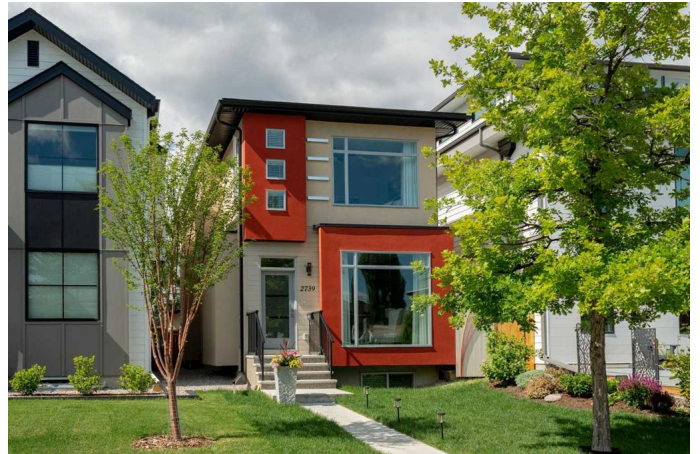
\$1,180,000

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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