

# \$1,110,000 - 2739 Cochrane Road Nw, Calgary

MLS® #A2235027

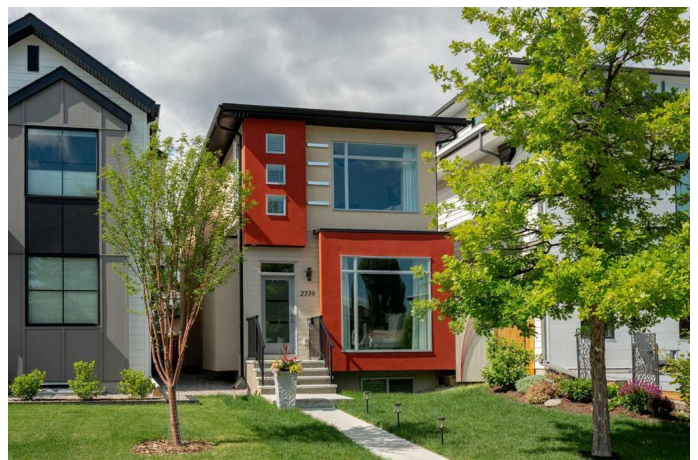
**\$1,110,000**

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          | \$1,110,000 |
| 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      | Gas, Living Room, Dining 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 | 25              |
| Zoning         | R-CG            |

## 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.