\$709,900 - 1, 1924 25a Street Sw, Calgary

MLS® #A2204689

\$709,900

3 Bedroom, 4.00 Bathroom, 1,341 sqft Residential on 0.14 Acres

Richmond, Calgary, Alberta

Welcome to this exceptional custom-built townhome, thoughtfully designed for modern living. Featuring a private fenced front yard, central air conditioning, and a single detached garage complete with a workbench, this residence offers both comfort and functionality. Inside, you'II find 3 spacious bedrooms, each boasting its own walk-in closet, alongside 2 luxurious en-suites and a total of 3.5 baths.

The chef-inspired kitchen is a centerpiece for entertaining, equipped with quartz countertops, a generous central island with seating, custom full-height cabinetry, and upgraded stainless steel appliancesâ€"including a gas range. Elegant light fixtures enhance the ambiance, while the open-concept layout seamlessly connects the dining and living areas, highlighted by a cozy gas fireplace.

This home is adorned with thoughtful upgrades, including, 9-ft ceilings, LED pot lights, a Nest thermostat, a multi-room sound system, and stunning wide-plank hardwood flooring. The crisp white color palette throughout provides a versatile backdrop for your personal décor.

Upstairs, skylights bathe the space in natural light, complementing the generously sized bedrooms. Conveniently, each upper bedroom closet features a laundry chute, adding to the home's practicality. The fully developed





lower level expands your living space with 9-ft ceilings, oversized windows, a spacious family room, a third bedroom, a 4-piece bath, and ample storage.

Situated just steps from shopping, dining, downtown amenities, and transit options, this home offers unparalleled convenience.

Whether you're hosting friends or enjoying a quiet evening in, this townhome is designed to cater to your lifestyle with elegance and ease.

Built in 2017

Essential Information

MLS® # A2204689 Price \$709,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,341
Acres 0.14
Year Built 2017

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 1, 1924 25a Street Sw

Subdivision Richmond
City Calgary
County Calgary
Province Alberta
Postal Code T3E 1Y5

Amenities

Amenities Snow Removal

Parking Spaces 1

Parking Single Garage Detached, Wo

of Garages 1

Interior

Interior Features Kitchen Island, No Animal Hc

Appliances Central Air Conditioner, Dis

Hood, Refrigerator, Washer/[

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Front Yard, Landscaped

Roof Asphalt

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 22nd, 2025

Days on Market 12

Zoning M-C1

Listing Details

Listing Office Seller Direct Real Estate

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