

\$1,150,000 - 1427 25a Street Sw, Calgary

MLS® #A2078488

\$1,150,000

4 Bedroom, 4.00 Bathroom, 2,116 sqft

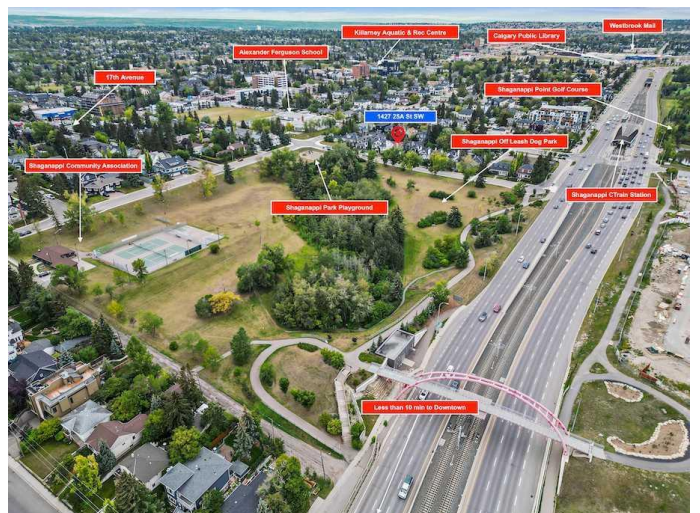
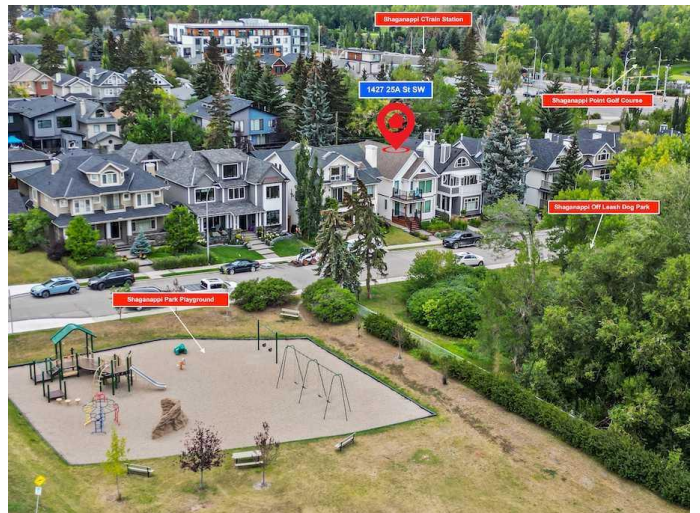
Residential on 0.09 Acres

Shaganappi, Calgary, Alberta

LOCATION, LOCATION, LOCATION is not just a cliché with this home! Located across from Shaganappi Park, this home not only offers picturesque views, it also allows you to enjoy leisurely walks with your furry friends at the off-leash dog park, spend quality time with your family at the playground, shoot hoops, or play tennis at the community association - all conveniently located a few steps from your front door. In just a short 5-minute stroll, you can reach the CTrain station (Two stops to downtown) or the local pub, and if you have little ones, the school is just a 2-minute walk away.

With over 3,000 sq.ft of total living space, this family home features a bright and open interior with large windows, allowing for plenty of natural light to flow in. The living room boasts a wood fireplace with a tile surround and wood mantle and is open to the formal dining room, making it perfect for hosting family and friends. The spacious kitchen is equipped with modern two-tone cabinetry, granite countertops, stainless steel appliances, and a large island. Off the kitchen, there is a family room and a breakfast nook with soaring ceilings and access to the back deck for summer bbqs.

Upstairs, the master bedroom has vaulted ceilings, a private balcony overlooking the park and city skyline, a walk-in closet, and a luxurious ensuite. There are two more generous-sized bedrooms that share a family



bathroom and a laundry room with ample storage upstairs. The fully finished lower level provides an abundance of options with a large family/games room with a fireplace, a full bath, ample storage, and flexible space that could be utilized as a fourth bedroom, a gym, a home office, or a kid's playroom. The private yard is a great space with a newer composite deck and fencing and low-maintenance landscaping, leading to the heated double detached garage.

The majority of the main and upper levels have recently been painted, and the home underwent an EXTENSIVE RENOVATION in 2015, including new plumbing, electrical, mechanical, triple-pane windows, and updated kitchen and bathrooms.

The property is conveniently located near the dog park, playground, schools, C-train stations, Killarney Recreation & Aquatic Centre, Westbrook Mall, Shaganappi Golf Course, restaurants, cafes, 17th Avenue, and much more for the ultimate inner city lifestyle.

Built in 1989

Essential Information

MLS® #	A2078488
Price	\$1,150,000
Sold Price	\$1,047,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,116
Acres	0.09
Year Built	1989
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	1427 25a Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1J8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Heated Garage

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room, Mantle, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 6th, 2023
Date Sold	October 24th, 2023
Days on Market	48

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office PLINTZ REAL ESTATE

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