

\$959,900 - 2418 25a Street Sw, Calgary

MLS® #A2099426

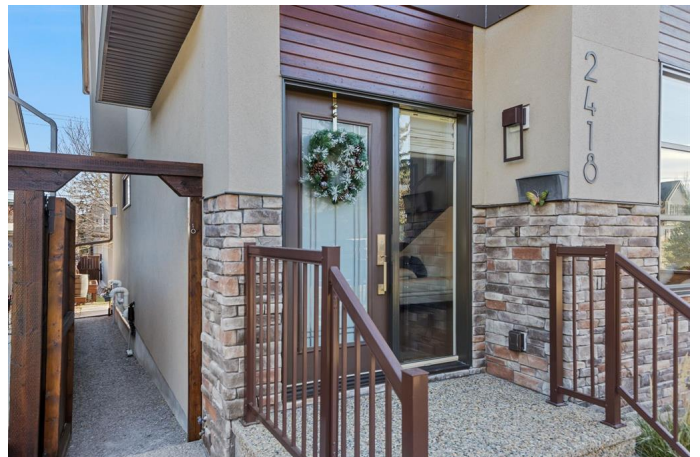
\$959,900

4 Bedroom, 4.00 Bathroom, 1,968 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Welcome to the Essence of Contemporary Living located in Richmond with only a 6 min drive from all the shops and restaurants on 17 Ave/Marda Loop, and a 10 Min Drive to Downtown Calgary. The executive style home by CASS is located on a quiet mature street in Richmond/Killarney. This Immaculately maintained home has Gemstone exterior lighting and has over 2400 sq ft of developed living space with 4 Bedrooms, 3.5 Bathrooms, 9 ft ceilings and a fully developed lower living area with large windows and private wet bar/Entertainment Area. An attractive main floor front entrance invites you in with real hardwood flooring highlighted by a modern glass staircase. The entrance flows into the open concept grand family room which leads to the kitchen/dining area. As well there is a large powder room with quartz counter sure to impress. Whether you enjoy sunshine or darkness the custom built Hunter Douglas blinds will suit your preferences. This open-concept main floor features a chef's dream kitchen with waterfall-style quartz countertops on the island, new under the counter deep sink, stainless steel modern appliances, under-cabinet lighting, induction flat top with custom back splash and a dedicated quartz counter coffee/wine bar. Large windows and large exterior doors flood the space with natural light, highlighting the quality finishes and design, including a Linear fireplace and built-in app-controlled ceiling acoustics on all 3 levels. As luck will



have it the front Foyer and rear foyer entrances feature closet built-ins by California Closets, and the rear 8 ft door features a high end, multi-point locking system for added security. Luxury extends to the upper level, where the new, professionally installed hardwood floors lead to 3 good sized bedrooms/office area, a 4-piece tiled bath with quartz counter top, and a laundry room with steam washer and new dryer including a convenient folding area. The private primary bedroom is a sanctuary that hosts a 5-piece ensuite bath, complete with a clawless soaker tub, floating vanity with quartz counter top, two sinks and under counter lighting, private watercloset, glass shower with 10 mm glass door, heated bathroom flooring, and a spacious walk-in closet with quality built in shelving. The lower living area continues to impress with heated floors throughout and newly installed 44oz waterfall carpet, a fourth bedroom, and another fully tiled quartz counter bathroom. The expansive recreation room features a stunning wood wall and a full floating wet bar with a quartz counter top and accent lighting, perfect for entertaining. There is well placed utility room with a newly installed gas furnace in December 2022, and HVAC systems cleaned 2023, water softener and direct vented high CFM Central Vac and Electrical systems. Exterior roofing was replaced in 2020 and the entire home professionally painted in 2023. The exterior landscaped area was created by The Landscape Artist, with a curved walkway and perennials. Welcome Home!

Built in 2012

Essential Information

MLS® #	A2099426
Price	\$959,900
Sold Price	\$942,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,968
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2418 25a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1Z2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2024
Date Sold	March 7th, 2024
Days on Market	59
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	GRASSROOTS REALTY GROUP
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