

\$1,149,900 - 2216 25 Street Sw, Calgary

MLS® #A2102828

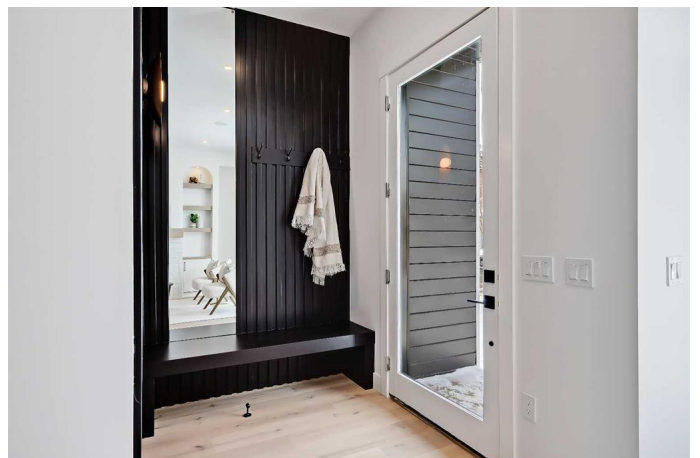
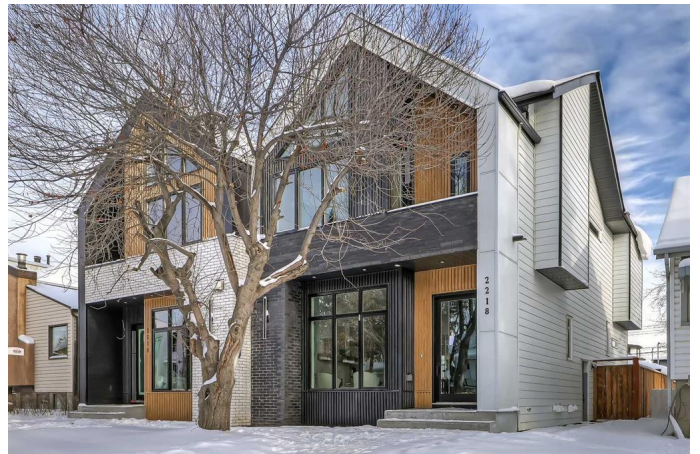
\$1,149,900

5 Bedroom, 4.00 Bathroom, 2,023 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

MOVE IN TODAY! Look at this curb appeal! And that's only the beginning of this immaculate, highly upgraded designer SEMI-DETACHED infill in KILLARNEY! Over 2,850 sq ft of living space across 5-BEDS, including a fully developed LEGAL 2-BED BASEMENT SUITE (subject to permits & approval by the city) w/ its own private entrance & separate laundry! Killarney offers an ideal location for families, w/ public & separate schools, many playgrounds & fields, & a quick commute to downtown! Shopping, restaurants, pubs, & recreation facilities are all within easy reach - Marda Loop is only a 10-min drive away, & downtown is easily accessible via Bow Trail or the nearby Westbrook LRT. The area is popular w/ young families & has both public & separate schools, w/ Mount Royal to the south! The inside of this incredible home showcases engineered hardwood flooring, beginning in a lovely open, spacious front living room w/ an inset gas fireplace w/ tile surround, & large West-facing windows for the perfect dusk lighting! A dedicated dining room shares an open floorplan w/ the large, central kitchen, which features extensively upgraded custom cabinetry, an upgraded stainless steel appliance package, an oversized island w/ lots of bar seating, & an oversized built-in pantry & coffee bar! The kitchen is also flooded w/ natural light from the large sliding patio door for quick & seamless access to the back deck w/ a gas line for a BBQ. There's also a



mudroom w/ tile flooring, a custom built-in bench w/ hooks, & a walk-in closet that offers an easy transition outdoors & an elegant 2-pc powder room w/ a stylish vanity with large quartz skirt & undermount sink. Upstairs, the expansive primary suite features a sky-high vaulted ceiling welcoming you into this well-designed retreat, complete w/ PRIVATE BALCONY, a walk-in closet, & an outstanding 5-pc ensuite w a modern vanity w/ dual sinks, a free-standing soaker tub, a fully tiled walk-in rain shower w/ bench, a TOWEL WARMER & heated tile floors. Two secondary bedrooms have stunning tray ceilings & walk-in closets and share access to the main 4-pc modern bath. A large, tiled laundry room features a quartz folding counter, & a linen closet in the hallway adds additional storage. With its own private, secure side entrance, the legal basement suite (subject to permits & approval by the city) is an excellent mortgage helper or mother-in-law suite w/ contemporary touches found in the rest of this upscale home. Luxury vinyl plank flooring runs throughout the suite across the spacious open-concept space. The modern kitchen features custom cabinetry, quartz countertops, an elegant backsplash, & a good-sized central island for even more counter space & storage. There's also a separate laundry, a sizeable 4-pc bathroom, & two bedrooms w/ built-in closets. Dual furnaces allow for a comfortable atmosphere for whoever enjoys this modern space. Don't miss this fantastic opportunity; we don't expect this one to last long!

Built in 2024

Essential Information

MLS® #	A2102828
Price	\$1,149,900
Sold Price	\$1,137,800

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,023
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2216 25 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1X4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior



Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 21st, 2024
Date Sold	March 8th, 2024
Days on Market	47
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.