

\$1,235,000 - 2001 25 Avenue Sw, Calgary

MLS® #A2105924

\$1,235,000

4 Bedroom, 4.00 Bathroom, 2,153 sqft

Residential on 0.08 Acres

Richmond, Calgary, Alberta

Looking for an upscale unique infill that stands out? This LUXURY infill built by AJK Design & Development is located on a beautiful street in Richmond. This home sits on a unique oversized, EXTRA deep lot steps away from a park with a Sunny South backyard. This oversized home includes an Upgraded 2x6 party wall with sound insulation, double drywall & sound bar for the ultimate sound barrier from your neighbour, a fully developed basement, flat ceilings throughout, 10' ceiling on main, Herringbone white oak engineered hardwood, 8ft solid core doors above grade, open concept floor plan. Stunning white oak eastern staircase with black metal spindles. Bright entertaining kitchen with a walk-through designer's butler pantry with ample of floor to ceiling cabinets, counter space and hidden door, stainless steel appliances, integrated hood fan, sleek designer black accents and a large entertaining island. Living room features a gas fireplace, designer-built mantel wrapped in tile, built in's & patio doors to a walk out oversized full width deck. The Master boasts an oversized unique vaulted ceiling, barn door, spa like en-suite, curb less walk-in shower and a large walk-in closet with custom built wardrobe. Extras include a large gym/office space, drywall return European windows, detailed exterior, cedar accents, hardie board, brick, exquisite lighting fixtures, in ceiling speakers above grade, custom closets, interior paneling, herringbone hardwood on main. Fully detailed and designed



landscaping/fencing with an extra deep south backyard and an oversized extra deep garage. This home is roughed-in for A/C, vacu-flo, basement in-floor heat, alarm and is smart home ready! Not your average-built infill. Close to schools, amenities, 17th Ave and Downtown.

Built in 2023

Essential Information

MLS® #	A2105924
Price	\$1,235,000
Sold Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,153
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2001 25 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1A6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	High Efficiency, In Floor Roughed-In, Fireplace(s), Forced Air, Zoned
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Street Lighting, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Cedar, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 9th, 2024
Date Sold	March 6th, 2024
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate Company
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