

\$938,800 - 2206 25a Street Sw, Calgary

MLS® #A2109927

\$938,800

4 Bedroom, 4.00 Bathroom, 1,928 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Welcome to this open concept home total of four bedrooms, catering to the modern family's needs. Built in 2006, this home went through a major renovation in 2023 with new paint, new flooring (both hardwood and carpet), new furnace and new water tank to increase energy efficiency. The new kitchen was rebuilt to include features of a modern kitchen with a suite of digital Samsung appliances, induction cooktop, pot filler, garburator and more. The kitchen also showcases custom cabinetry with added Lazy Susan organizers and Legra glass box pantry drawers. The large kitchen island has beautiful quartz waterfall countertops containing extra cabinets to store seasonal household items. Three full washrooms were upgraded with matching cabinets and countertops, new sink and faucets. All washrooms contain new toilet fixtures. Master bathroom was upgraded with all necessities of a modern bathroom with his/her vanities, and built in laundry baskets. This prime location is just steps away from parks (children and dogs) , close to school, easy access to downtown by car and/or public transits. You will also appreciate the convenience of nearby retail options, local shops cafes, and community recreation center



in surrounding communities that will add variety to your social activities. In summary, this property offers a fantastic blend of practicality, style and location, making it an ideal choice for those seeking a modern and accommodating residence in the heart of Richmond. Whether youâ€™re looking for a space of convenience or a desirable neighborhood setting, this home has it all. Donâ€™t miss the opportunity to make it yours and experience the best of inner-city living.

Built in 2006

Essential Information

MLS® #	A2109927
Price	\$938,800
Sold Price	\$930,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,928
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2206 25a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Y9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, 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, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 5th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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