

\$1,379,900 - 1731 25 Street Sw, Calgary

MLS® #A2113844

\$1,379,900

4 Bedroom, 4.00 Bathroom, 2,303 sqft

Residential on 0.13 Acres

Shaganappi, Calgary, Alberta

Step away from the skinny inner city houses & into a luxurious detached home on a 45' x 125' lot w/ WEST backyard! This custom-built home is being offered for sale by the original owners, who have taken meticulous care of it including a large-scale RENOVATION in 2022-23. This family home offers 3,350 SF of space, incl 4 bedrooms & 3.5 baths. As you enter, you will immediately notice the extra width of the home & the open-concept plan w/ great sight lines from front to back. The kitchen was fully gutted & offers a large island w/ imported natural stone countertops, soft-close cabinetry w/ baltic birch interiors, high-end cabinets, TONS of drawers, Blanco faucet, KitchenAid professional appliances incl two convection wall ovens, induction cooktop & built-in refrigerator. You are going to LOVE the custom walk-in pantry w/ bar fridge, wine rack & more storage. Main level features Brazilian Jatoba hardwood, gas fireplace, built-in entertainment unit, access to the covered rear deck w/ privacy screening & gas bbq line, renovated powder room, front den is (perfect for a home office, facing the lovely street w/ mature trees) & front sitting room which could double as formal dining, library, music or play room. Upstairs, the primary suite has french doors, walk-in closet & fully renovated ensuite bath w/ heated floors, freestanding tub, oversized shower, water closet, double sinks & bay windows. Second bedroom has a huge walk-in closet & third bedroom has vaulted ceilings! Renovated main bath offers double



sinks, tons of drawers & a deep tub w/ sliding glass door. Upper floor laundry is to die for w/ quartz countertops, undermount sink & new Electrolux machines. Lower level has a huge rec room w/ oversized west-facing windows, bringing in lots of natural light! Fourth bedroom has french doors and home gym area is huge (could convert to one or two more bedrooms with large windows). Full bath on lower level (renovated 2012). More upgrades include custom Hunter Douglas blinds & LED lighting with dimmers. This home was built to last w/ 40 year argon-filled Supreme windows & 35 year shingles. A/C added 2021, hot water tank replaced 2019, furnace just tuned up & all renovation work was done with permits! The back yard has so much sun, perfect for gardening & enjoying the deck! Lots of room for kids & pets to run around plus a 22' x 22' garage built in 2009. Shaganappi is a wonderful inner-city community adjacent to Upper Scarboro & offers a beautiful park, tennis courts, playground, off-leash area, hockey & skating track in the winter at the end of the street. The LRT station is just 600 metres away, making a downtown commute a breeze (3-5 min drive DT)! Alexander Ferguson (K-6) is just one block away, while 7-9 and 10-12 schools are less than 10 mins away. Shaganappi golf course (with x-c skiing in winter) & Douglas Fir trails are nearby! Easily stroll down 17 Ave or enjoy the shops & restaurants of Marda Loop just 5 minutes away. This is an outstanding inner city home!

Built in 2004

Essential Information

MLS® #	A2113844
Price	\$1,379,900
Sold Price	\$1,480,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,303
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1731 25 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1J7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Double Oven, Dryer, Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Lawn, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 15th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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