

\$999,500 - 2617 25a Street Sw, Calgary

MLS® #A2114452

\$999,500

4 Bedroom, 4.00 Bathroom, 2,064 sqft

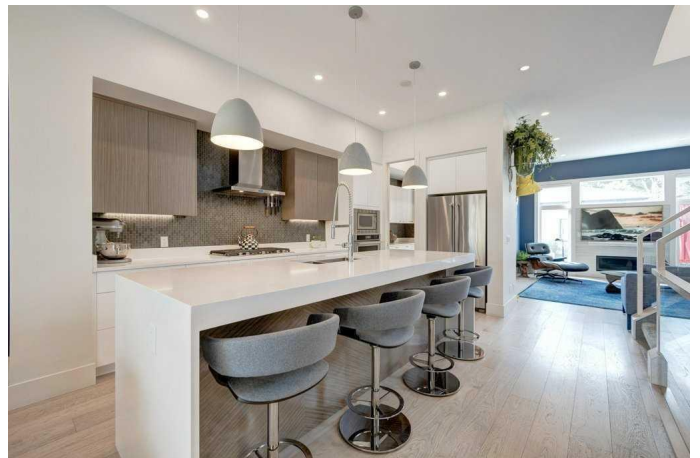
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this stunning modern home, nestled on a quiet street in Killarney. Oversized windows throughout capture the natural light, enhancing the sense of openness. Engineered hardwood floors grace the main level, complemented by impressive 10-foot ceilings, while the second floor and basement boast 9-foot ceilings. Impressive upgrades set this home apart from others; including the oversized kitchen island with waterfall quartz detail, butlers pantry just off the kitchen and open riser staircase with glass railings. Upstairs the primary suite has a double sided fireplace shared with the gorgeous ensuite bathroom complete with rainfall shower and freestanding tub. Two generous sized secondary bedrooms, four piece bathroom and laundry room complete the second level. The lower level is the perfect spot to gather with its large media room, games area and wet bar. Overnight guests will appreciate the fourth bedroom on the lower level right next to the four piece bathroom with heated floors.

The backyard is the ultimate retreat. Soak up the sun from the west exposure and enjoy the professionally landscaped yard with composite decking, stone patio, artificial turf, multi zone irrigation and accent lights. The insulated garage is fully finished with epoxy coated floors and backs on to a paved alley.

Built in 2017



Essential Information

MLS® #	A2114452
Price	\$999,500
Sold Price	\$1,080,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,064
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2617 25a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1Z3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated

Interior

Interior Features	Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 28th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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