

\$949,900 - 2420 25a Street Sw, Calgary

MLS® #A2123490

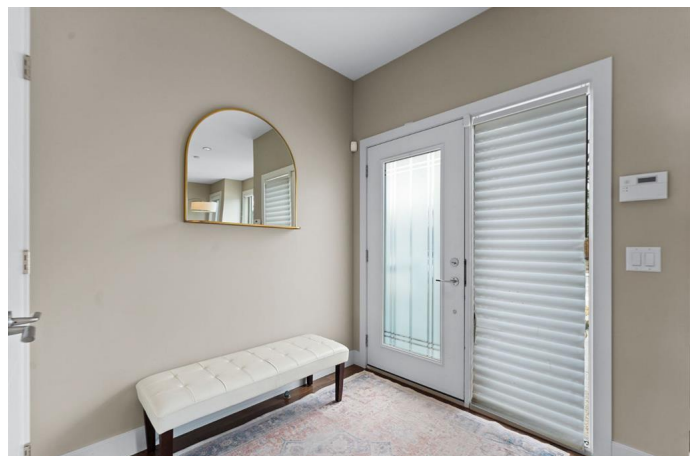
\$949,900

4 Bedroom, 4.00 Bathroom, 1,983 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

A true quality home on one of Killarney's most coveted streets. This home is impressive from start to finish; welcoming you with a sprawling sunlit front sitting area. Detailed touches such as automatic lighting in the front closet, in floor heat, and a solid wood feature above the island speak to the quality of this home. The open concept layout in the second half of the home is centred around a Chef's kitchen with an island featuring waterfall countertop. The appliance package highlights consist of an induction stove, sleek built in hood, and a double ovens/microwave. Quality cabinetry with pull out garbage, dovetail drawers, and soft close throughout. Adjacent is a spacious dining space with designer lighting overhead, and a built in bar cabinet ideal for entertaining. The cozy living space features a gas fireplace, and a custom built in for added storage. Large windows throughout this home allow for plenty of natural light to bathe the spaces. The wide staircase leads up to the second level, with two well sized secondary bedrooms, a 4 pc bath, and upper laundry. The Master retreat at the back of the home is grand with in ceiling speakers, a customized walk in closet, and a spa like ensuite with heated flooring, led lighting accents, oversized glass shower & free standing tub. The lower level has an additional bedroom, 3pc bath, and a huge rec space with wet bar. Notable features include 9 ft ceiling main, 9 ft ceiling basement, AC, Legacy Kitchens custom cabinetry with dovetail finish,



Quartz counters, contemporary glass railings, heated floor in ensuite, speakers throughout, central vacuum system, electronic air cleaner on furnace, in slab basement heating, water softener, Gemstone lighting, professional landscaping & more! The exterior was professionally landscaped with a front sitting area and privacy screen, quality trees/shrubs, both floor level and raised garden beds, and a shed for extra storage. An insulated oversized double car garage leads out to the paved alley. Ideally located in Richmond/Killarney with a playground down the street, walking distance to schools & parks, transit, bike paths, shopping & more all nearby. Call now to book your private tour.

Built in 2012

Essential Information

MLS® #	A2123490
Price	\$949,900
Sold Price	\$948,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,983
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2420 25a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3E 1Z2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated, Oversized, Paved, See Remarks

Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 26th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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