

\$945,000 - 2407 25a Street Sw, Calgary

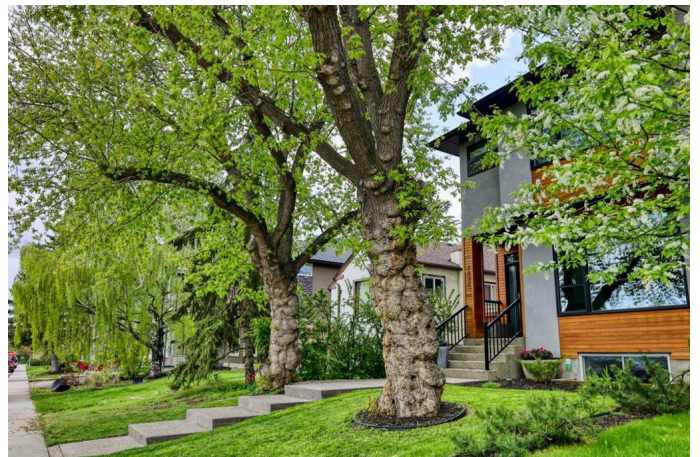
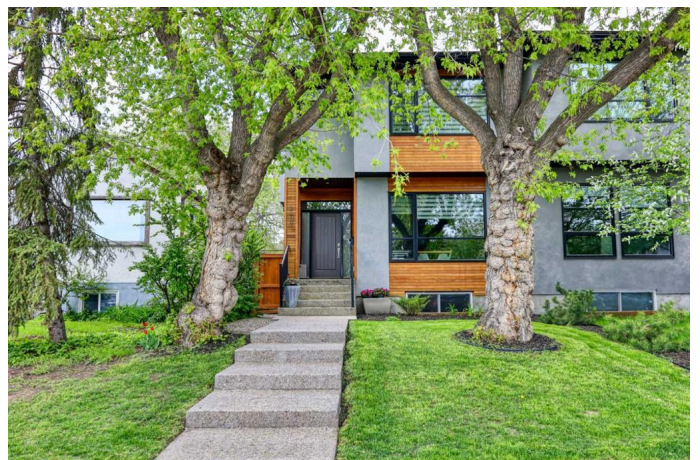
MLS® #A2126535

\$945,000

4 Bedroom, 4.00 Bathroom, 2,056 sqft
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Have you always wanted to live on a romantic leafy tree-lined street? This spacious home fulfills that dream in style. A total of 2920 square feet of living space in the quiet, established inner-city neighbourhood of Killarney with 4 bedrooms, 3.5 bathrooms and a fully developed basement. Built by A|K Design and Development, there are special features everywhere with luxury touches throughout—from the high ceilings on all levels, to the flowing open plan and the hand-scraped engineered wood flooring of the main living area. The main level has a flowing open plan, perfect for entertaining. The elegant dining room, with a beautiful picture window overlooking the front yard greenery, leads to the open kitchen with a generous-sized island with waterfall quartz countertop, storage on both sides and 4 front row seats to the culinary action. A pantry, 5-burner gas cooktop and built-in oven and microwave make it a very functional, yet beautiful space. The kitchen flows into the living room with a floor-to-ceiling tile gas fireplace and built in cupboards. The picture window here overlooks the private, fenced, west-facing back yard with its contemporary, stylish and highly durable exposed aggregate patio for lounging, gas BBQ hookup, sunny green expanse of lawn and tiered garden beds. The separate double garage with loads of built-in storage is at the back of the 125'™ deep lot. Moving upstairs on elegant open-tread wood stairs with wood railings and



glass inserts, arrive at a sunny sitting area with a vaulted skylight. It's a space of one's own for a quiet retreat. The primary bedroom is a peaceful oasis with picture window overlooking the front yard's mature trees, a walk-in closet and the luxurious double-sink bath with heated floors, jetted soaking tub and separate shower. Two more comfortable bedrooms, plus a 4-piece bathroom, linen closet and laundry room with sink complete the upper level.

Downstairs has something for everyone, with a movie theatre for family movies, a wet bar with wine fridge, a designated exercise area and built-in desk. Guests will enjoy the 4th bedroom with walk-in closet and 4-piece bathroom with heated floor. The 9' ceilings allow for more natural light to flow in through the larger windows. The 3-zone heating and A/C system will keep each level of your home at its own comfortable temperature year-round. Solid core doors, in-ceiling speakers, DuoVac, built-ins; the list goes on. Close to shopping and restaurants. There are several major access roads nearby, so that any quadrant of the city is easy to access, and getting to the mountains on the weekends is a breeze. Come see this beautiful home and be prepared to fall in love!

Built in 2012

Essential Information

MLS® #	A2126535
Price	\$945,000
Sold Price	\$936,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,056

Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2407 25a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Z1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Side By Side

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Disposal, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Gentle Sloping, Landscaped, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Cedar, Manufactured Floor Joist, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 17th, 2024
Days on Market	25
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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