

\$849,000 - 3232 25a Street Sw, Calgary

MLS® #A2132537

\$849,000

4 Bedroom, 2.00 Bathroom, 1,207 sqft

Residential on 0.17 Acres

Richmond, Calgary, Alberta

Welcome home to this gorgeously updated four bedroom, two bathroom home, steps from the heart of Marda Loop and Currie Barracks, but set apart on a quiet, family-friendly street. This place truly offers the best of all worlds. You'll be charmed by the character that was lovingly maintained, while modernizing the functionality of this home. Step into the tiled foyer and experience the west facing living room, with a huge bay window to let in loads of natural light. There is dining space here, as well, for those more formal meals with family and friends, or enjoy a casual breakfast at the peninsula in the updated kitchen. Stainless steel appliances, stone counters, plenty of cupboard and prep surfaces, and a pantry, make this kitchen a joy to create meals in. Rounding out this floor, you'll find three generously sized bedrooms, as well as a four piece washroom. Downstairs, the lower level is ideal for a cozy den, games room, or could easily be converted into media room like no other... movie nights await! There's a flex room downstairs, a perfect space for guests or a home office. Rounding out the lower level is a three piece washroom, laundry, and a huge storage area. Take a breath, because outside is equally grand. Stepping from the kitchen, you'll find a tiered deck upon which you'll make amazing memories this coming BBQ season. The yard is massive, this being an oversized lot, and is big enough for a zip line for the kids... which it has. It's also ready for gardening and gatherings with friends. The



landscaping also has a palate of perennials that will colour your summers for years to come. Finally, there's a shed... with a hidden jam space for any aspiring musicians in the family. Park in the garage and walk to all the area has to offer. You're a few minutes walk from the shops, grocery stores, pubs and restaurants of Marda Loop or Currie Barracks. Golf nearby and a park is right across the road. Transit to anywhere in the city is steps from the door, making any commute a breeze. It's often said, but this place really does offer it all! Book your showing today.

Built in 1952

Essential Information

MLS® #	A2132537
Price	\$849,000
Sold Price	\$900,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,207
Acres	0.17
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3232 25a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Z9

Amenities

Parking Spaces	3
Parking	Driveway, Oversized, Single Garage Attached

Interior

Interior Features	Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 21st, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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