

\$995,000 - 2440 25 Street Sw, Calgary

MLS® #A2132788

\$995,000

4 Bedroom, 4.00 Bathroom, 2,285 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Beautifully maintained corner lot with large upper level loft, nestled in the family friendly neighborhood of Richmond must be seen. Surrounded by magnificent trees, the curb appeal is unsurpassed. In close proximity to Marda Loop, restaurants, shops, within the walk-zone for Richmond School and Killarney Montessori and an easy drive or bus ride to downtown this location can not be beat. This home offers over 3000sqft of gorgeous living space with 4 bedrooms, 3 full bathrooms and one half bath. Being a corner lot, the natural light flows throughout the main floor through the numerous large picture windows. As you enter the home, you are greeted by the large living room, home to the cozy gas fireplace surrounded custom built cabinetry. Moving away from the living room, you walk through an archway leading you past the formal dining space to the kitchen which is equipped with lovely wood cabinetry, an electric and gas oven and island. The flow of this space is perfect for evenings of entertaining. Upstairs you will find 2 bedrooms, a 4 piece bathroom, the laundry room as well as the primary bedroom with 5 piece ensuite complete with dual sinks, a large soaker tub and shower with glass doors. The third level loft is the perfect place for a playroom, office or workout space. The basement houses one more bedroom, a 4 piece bathroom and a large recreation room. This home is complete with a fully insulated and heated double detached garage, stunning Gem Stone lighting on the exterior, A/C and a



paved back alley. Book your showing today!

Built in 2008

Essential Information

MLS® #	A2132788
Price	\$995,000
Sold Price	\$990,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,285
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2440 25 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1X6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Track Lighting
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Oven, Gas Stove, Microwave, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lighting, Paved, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	May 16th, 2024
Date Sold	May 23rd, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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