

\$889,900 - 2419 25 Street Sw, Calgary

MLS® #A2140730

\$889,900

4 Bedroom, 4.00 Bathroom, 1,900 sqft
Residential on 0.07 Acres

Richmond, Calgary, Alberta

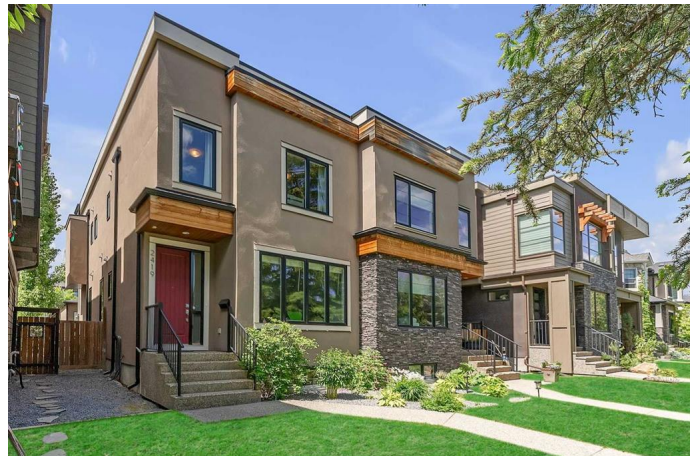
Welcome to your dream home in Calgary's vibrant Richmond neighbourhood! This stunning 2-storey semi-detached home is the epitome of modern living, offering a blend of comfort, luxury, and convenience.

Step into the beautifully landscaped, maintenance-free front garden adorned with perennials, setting a charming first impression. Inside, the home is wired for security, ensuring peace of mind. Enjoy year-round comfort with central air conditioning and immerse yourself in your favorite tunes with a sound system wired throughout the main floor, upstairs bedrooms, and basement.

The main floor boasts a professional office with double French doors, perfect for remote work. The open concept kitchen is a chef's delight, featuring a range with a double oven, sleek granite countertops, a large island with bar seating and double sink, and a brand-new fridge. The cozy living room invites you to unwind by the gas fireplace with a stunning stone surround and built-in shelving.

Illuminated by a large skylight, the upper floor offers a dedicated laundry room, generous sized bedrooms and built-in desk and storage. The luxury primary suite is perfect for relaxing with an ensuite bathroom that includes in-floor heating, a jetted soaker tub, a double vanity, and a stand-up shower with a rainfall showerhead.

The basement, with its 9-foot ceilings, is roughed in for in-floor heating throughout and is ideal for entertaining friends and family. The



rec room features a wet bar, wine fridge, and the wired sound system ensures your gatherings are always a hit.

Step outside to the west-facing backyard, perfect for hosting summer BBQs with a gas hook-up, low-maintenance PVC deck (new in 2021), hot tub connection, new retaining wall, flower beds, and a gated dog run. The double detached garage offers ample storage and parking.

Recent updates include a new washing machine (2023), dishwasher (2022), upgraded roof (2023), brand new fridge (2024), and central AC (2020), ensuring the home is move-in ready.

Living in this beautiful home means enjoying the vibrant lifestyle of Richmond. Walk to the shops and restaurants of Marda Loop, take a dip in the Killarney pool, and benefit from easy access to downtown Calgary by car, bus, or bike. Whether you're a professional couple, a growing family, or empty nesters, this home offers the perfect blend of convenience and luxury for all stages of life. Don't miss your chance to make this exceptional property your own!

Built in 2011

Essential Information

MLS® #	A2140730
Price	\$889,900
Sold Price	\$879,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,900
Acres	0.07
Year Built	2011
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2419 25 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1X5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, In Floor Roughed-In, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 16th, 2024
Days on Market	33
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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