

\$1,650,000 - 3035 25 Street Sw, Calgary

MLS® #A2160755

\$1,650,000

6 Bedroom, 4.00 Bathroom, 2,957 sqft

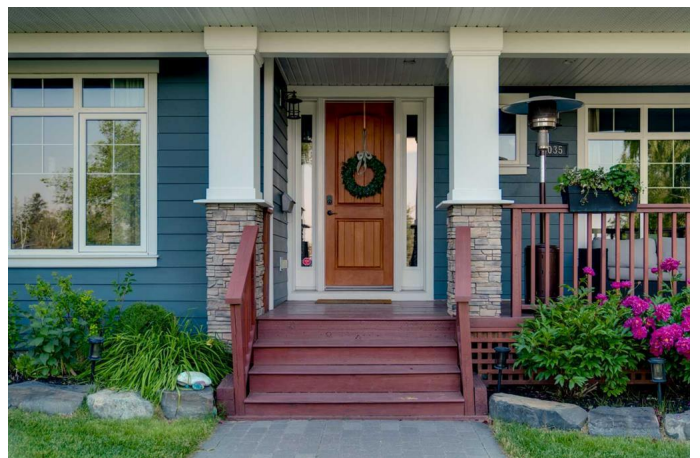
Residential on 0.14 Acres

Richmond, Calgary, Alberta

Welcome to your dream home in desirable inner city Richmond/Killarney in Calgary! This luxurious custom-built family home is designed to cater to all your needs with a blend of elegance and practicality - boasting 6 bedrooms, triple car garage and 4,249 total sq. ft. As you step into this stunning property, you'll be greeted by solid construction and high ceilings, creating a sense of space and grandeur. Highlights include a gorgeous central hall layout, main floor office/den, and a formal dining room. The family functional kitchen, nook, and great room overlook the private west-facing backyard, providing a perfect setting for both everyday living and entertaining.

The upper floor features four generously sized bedrooms, including three side-by-side kids' rooms, ensuring your family has ample space to grow. The primary suite is a true sanctuary featuring spa like ensuite with heated floors and thoughtfully separated from the kids' rooms with advanced soundproofing for added privacy. The upper-floor laundry room provides convenience with ample storage space, making household chores a breeze.

The lower floor is an entertainment paradise, with a spacious recreation and games room complete with a wet bar and a glass-enclosed, temperature-controlled wine room. Two additional bedrooms on this level offer flexibility for guests or home gym.



This home is ideally located for a convenient lifestyle, within walking distance to Marda Loop shops & restaurants, an 8-minute commute to downtown Calgary and quick access to Bow Trail. Outdoor enthusiasts will love the easy access to river bike paths.

Step outside to enjoy the serene outdoor spaces, including a front covered porch and an expansive, elevated backyard deck. The backyard is a true oasis, featuring a magnificent 5-story tall original Willow tree.

The oversized 3-car detached garage with a built-in electric heater provides plenty of parking and storage options. The large, family-functional mudroom offers easy access to the garage, making daily routines more manageable.

Don't miss the opportunity to own this exceptional property in one of Calgary's most sought-after inner city neighbourhoods. Contact us today to schedule a viewing and make this luxurious custom-built family home yours!

Built in 2013

Essential Information

MLS® #	A2160755
Price	\$1,650,000
Sold Price	\$1,610,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,957
Acres	0.14
Year Built	2013

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3035 25 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Y2

Amenities

Parking Spaces	3
Parking	Heated Garage, Triple Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Double Oven, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
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Date Sold	September 12th, 2024
Days on Market	15
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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