

# **\$888,000 - 2413 25 Street Sw, Calgary**

MLS® #A2254818

**\$888,000**

4 Bedroom, 4.00 Bathroom, 1,943 sqft

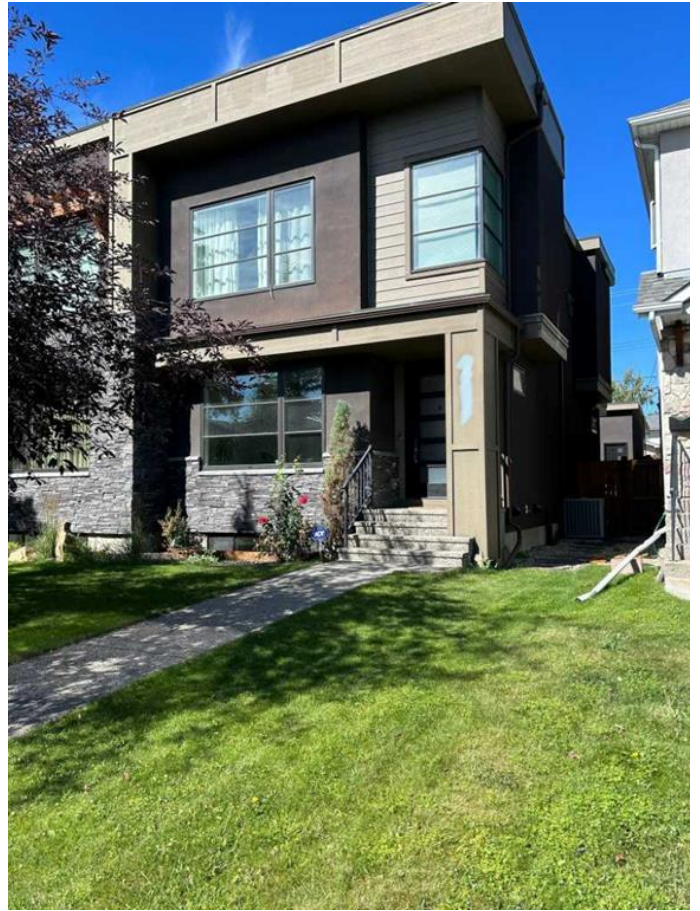
Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SAT SEPT 13, 12-2PM

Presenting a beautiful, modern house in the heart of the community of Richmond! This home boasts an open main floor with front dining area overlooking a tree-lined street, a mid chef's grade kitchen and rear great room with a cozy gas fireplace. The upper level features 3 bedrooms and an opulent master ensuite bath with custom shower and free standing tub! Also on the upper level is a spacious laundry room with sink. The lower level is fully finished offering a 4th bedroom and another full bath, in addition to the large rec/family room set up for a home theatre-all with in-floor radiant heating! Out back, enjoy the west sun overlooking the mature yard and the convenience of a double detached garage.

Some of the many features of this home are: over 1900 sf above grade living area (nearly 2700 sf total developed), structural insulated panel construction for better insulation, an abundance of custom built-ins, 2nd floor skylight, 10' master bedroom, 9' basement, central AC and garage EV charger! From this exceptional location enjoy quick access to Mt Royal University, the shops and services of Marda Loop and of course Downtown Calgary! Don't miss out...



Built in 2012

## **Essential Information**

MLS® #

A2254818

|                |                        |
|----------------|------------------------|
| Price          | \$888,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,943                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2413 25 Street Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 1X5           |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Parking Spaces | 4                                                                      |
| Parking        | Double Garage Detached, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Bar, Stone Counters |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer         |
| Heating           | In Floor, Forced Air                                                                                     |
| Cooling           | Central Air                                                                                              |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas                                                                                                      |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Low Maintenance |
| Roof              | Rubber                                |
| Construction      | Wood Frame, Concrete                  |
| Foundation        | Poured Concrete                       |



Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 7                   |
| Zoning         | R-CG                |

Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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