\$1,400,000 - 2611 25 Street Sw, Calgary

MLS® #A2268119

\$1,400,000

6 Bedroom, 6.00 Bathroom, 2,571 sqft Residential on 0.07 Acres

Richmond, Calgary, Alberta

| Discover unparalleled luxury and versatility in this magnificent Richmond residence, boasting over 3650 sqft of meticulously developed living space. Imagine hosting unforgettable gatherings in the elegant living room, anchored by a cozy gas fireplace. The gourmet kitchen is a culinary masterpiece, featuring sleek Silestone Helix polished countertops and a premium Jennair appliance package (over \$32,000 value)â€"ready for your next culinary adventure.

The main dwelling offers exceptional family comfort with five spacious bedrooms. The second floor presents a versatile layout, including a secondary primary bedroom with a 4-piece ensuite, ideal for extended family or guests, alongside two additional bedrooms perfect for home offices or quiet study. Ascend to the third-floor sanctuary: a luxurious primary suite complete with a spa-inspired ensuite and a private patio offering captivating downtown skyline views.

Every detail in this home speaks to quality, from the gleaming hardwood floors and quartz countertops to the soaring vaulted ceilings. Step outside to a private composite deck, perfect for summer evenings, and enjoy the vibrant Richmond community with its parks, schools, and effortless downtown access.

Adding to the allure is a legal 1-bedroom carriage house above the double garage. This







flexible space is an incredible asset, providing significant income potential as a long-term or short-term rental, or offering private accommodation for guests or family. Practical amenities like 200 amp electrical service, 220v garage rough-in, and included air conditioning ensure comfort and convenience. This isn't just a home; it's where your family's next chapter of cherished memories begins.

Built in 2023

Half Baths

Essential Information

MLS® # A2268119 Price \$1,400,000

1

Bedrooms 6
Bathrooms 6.00
Full Baths 5

Square Footage 2,571
Acres 0.07
Year Built 2023

Type Residential
Sub-Type Detached
Style 3 Storey
Status Active

Community Information

Address 2611 25 Street Sw

Subdivision Richmond
City Calgary
County Calgary
Province Alberta
Postal Code t3h 1n3

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet

Bar, Wired for Data

Appliances Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range,

Microwave, Range Hood, Washer/Dryer, Built-In Electric Range

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full

Exterior

Exterior Features Balcony, Private Yard

Lot Description Back Yard, Interior Lot, Landscaped

Roof Asphalt Shingle

Construction Brick, Composite Siding, Stucco

Foundation Poured Concrete

Additional Information

Date Listed October 31st, 2025

Days on Market 4

Zoning R-CG

Listing Details

Listing Office The Real Estate District

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