

\$709,900 - 1, 1924 25a Street Sw, Calgary

MLS® #A2204689

\$709,900

3 Bedroom, 4.00 Bathroom, 1,341 sqft
Residential on 0.14 Acres

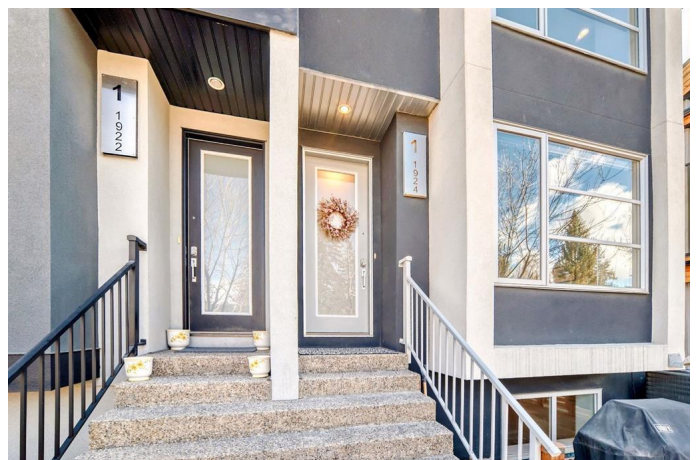
Richmond, Calgary, Alberta

Welcome to this exceptional custom-built townhome, thoughtfully designed for modern living. Featuring a private fenced front yard, central air conditioning, and a single detached garage complete with a workbench, this residence offers both comfort and functionality. Inside, you'll find 3 spacious bedrooms, each boasting its own walk-in closet, alongside 2 luxurious en-suites and a total of 3.5 baths.

The chef-inspired kitchen is a centerpiece for entertaining, equipped with quartz countertops, a generous central island with seating, custom full-height cabinetry, and upgraded stainless steel appliances—including a gas range. Elegant light fixtures enhance the ambiance, while the open-concept layout seamlessly connects the dining and living areas, highlighted by a cozy gas fireplace.

This home is adorned with thoughtful upgrades, including, 9-ft ceilings, LED pot lights, a Nest thermostat, a multi-room sound system, and stunning wide-plank hardwood flooring. The crisp white color palette throughout provides a versatile backdrop for your personal décor.

Upstairs, skylights bathe the space in natural light, complementing the generously sized bedrooms. Conveniently, each upper bedroom closet features a laundry chute, adding to the home's practicality. The fully developed



lower level expands your living space with 9-ft ceilings, oversized windows, a spacious family room, a third bedroom, a 4-piece bath, and ample storage.

Situated just steps from shopping, dining, downtown amenities, and transit options, this home offers unparalleled convenience. Whether you're hosting friends or enjoying a quiet evening in, this townhome is designed to cater to your lifestyle with elegance and ease.

Built in 2017

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2204689 |
| Price | \$709,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,341 |
| Acres | 0.14 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 1, 1924 25a Street Sw |
| Subdivision | Richmond |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 1Y5 |

Amenities

| | |
|-----------|--------------|
| Amenities | Snow Removal |
|-----------|--------------|

Parking Spaces 1
Parking Single Garage Detached, Wood
of Garages 1

Interior

Interior Features Kitchen Island, No Animal Ho
Appliances Central Air Conditioner, Dis
Hood, Refrigerator, Washer/D
Heating Central
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line
Lot Description Front Yard, Landscaped
Roof Asphalt
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed March 22nd, 2025
Days on Market 12
Zoning M-C1

Listing Details

Listing Office Seller Direct Real Estate

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