

# \$924,900 - 2612 25 Street Sw, Calgary

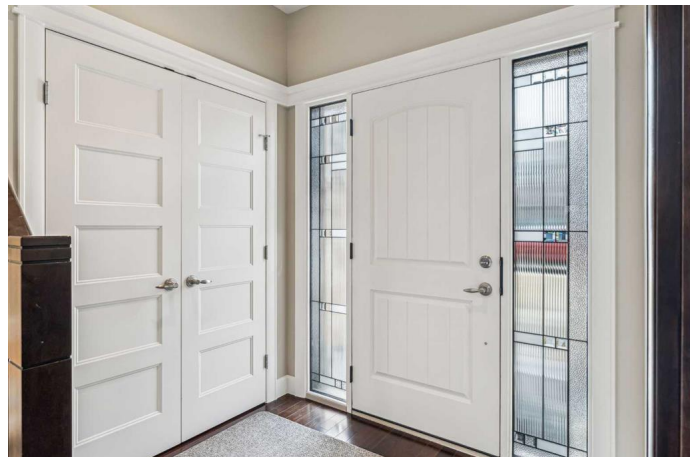
MLS® #A2204501

**\$924,900**

4 Bedroom, 4.00 Bathroom, 1,849 sqft  
Residential on 0.07 Acres

Richmond, Calgary, Alberta

This beautifully designed luxury infill offers an exceptional floor plan with top tier finishes throughout. A striking brick feature wall in the living room adds warmth and character, perfectly complementing the gleaming Brazilian Cherry engineered hardwood on the main floor. The chef's kitchen is a true showpiece with full height maple cabinetry accented by beveled crown molding, granite countertops extending to all bathrooms and the basement bar, undermount lighting, and high end stainless steel appliances, including a gas stove. A marble and glass tile backsplash, custom millwork, modern lighting, and a four zone sound system with built-in speakers complete the space. Upstairs, a convenient laundry room sits alongside two generously sized secondary bedrooms and a luxurious primary suite. The primary oversized walk-in closet features custom built-ins and drawers, while the spa inspired ensuite boasts double sinks, a deep soaker tub, and a multi person shower with a 10mm glass enclosure. The fully finished basement includes a fourth bedroom, a third full bath, rough-in for in floor heating, and a spacious family room with a wet bar and custom built TV stand. Outside, enjoy the comfort of newly installed air conditioning and a massive 20'11" x 19'11" deck, perfect for entertaining or relaxing in style. The fully insulated and drywalled garage comes complete with its own electrical panel, adding convenience and functionality. Book your showing today!



Built in 2012

## Essential Information

MLS® #	A2204501
Price	\$924,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,849
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	2612 25 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1X8

## Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Insulated
# of Garages	2

## Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Wet Bar, Smart Home
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	13
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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