

# \$949,900 - 2413 25 Street Sw, Calgary

MLS® #A2244729

**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,943 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

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.

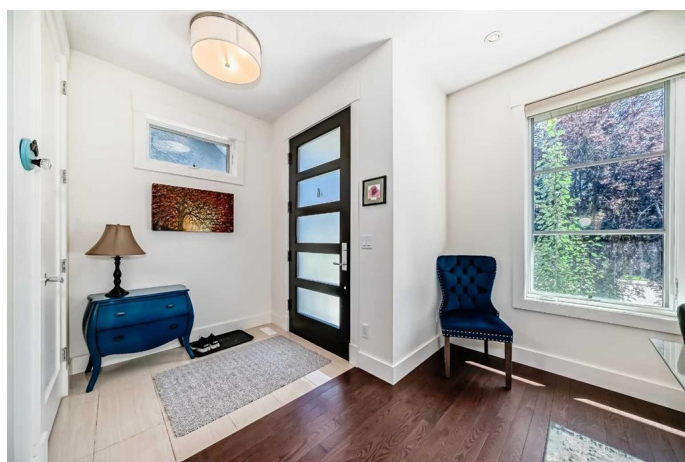
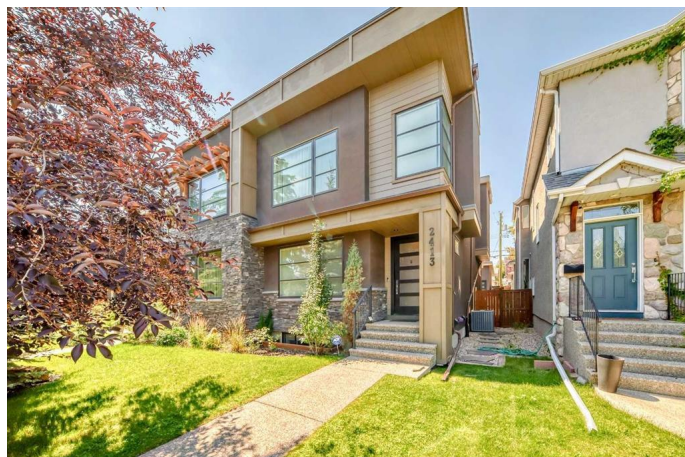
Some of the many features of this home are: over 1900 sf above grade living area, structural insulated panel construction for better insulation, an abundance of custom built-ins, 2nd floor skylight, 10' master bedroom, 9' basement, central AC, and garage EV charge! From this exceptional location enjoy 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® # A2244729

Price \$949,900



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	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, 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 Landscape, Street Lighting
Roof	Rubber
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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