

# \$715,000 - 2, 1934 25a Street Sw, Calgary

MLS® #A2222578

**\$715,000**

3 Bedroom, 4.00 Bathroom, 2,036 sqft

Residential on 0.00 Acres

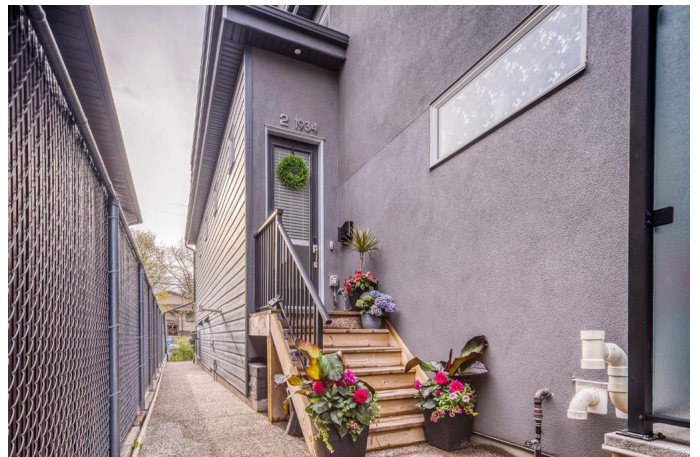
Richmond, Calgary, Alberta

Experience stylish inner-city living in the heart of Killarney/Richmond with this exceptional luxury townhome, offering over 2,035 square feet of thoughtfully designed space across three fully finished levels. With 3 bedrooms, 3.5 bathrooms, and a rare combination of an attached single garage plus a parking pad, this home is a true standout in one of Calgary's most desirable neighbourhoods.

The open-concept main floor is designed for modern living and entertaining, featuring a spacious living room, dedicated dining area, and a bright central kitchen with white shaker cabinetry with dovetail solid wood drawers, stainless steel appliances, modern tile backsplash, and a large island with seating. Bonus gas line behind the stove. A private balcony just off the kitchen is perfect for summer BBQs.

Enjoy the warmth and style of a gas fireplace in the living area, accented by a tile surround, contemporary mantel with recessed TV hookups, and built-in millwork. Thoughtfully designed entries from both the garage and the street include a large closet and durable tile flooring that is ideal for everyday convenience. A stylish 2-piece powder room completes the main level.

Upstairs, the dual-primary layout is perfect for couples, roommates, or families. The primary suite features large windows, a walk-in closet,



and a luxurious ensuite with dual sinks, quartz counters, a glass shower, a separate soaker tub, and a private water closet for added comfort and privacy. The second bedroom also enjoys its own private 4-piece ensuite and generous closet space. A full laundry room with a sink adds function and ease to this level.

The third floor expands your options with a spacious bedroom, a full 4-piece bathroom, and a versatile flex area with access to a private upper balcony. Whether used as a home office, gym, media room, or guest suite, this level offers incredible flexibility for any lifestyle.

Outside, the home boasts excellent curb appeal with a mix of stone, stucco, and composite siding, all complemented by professional landscaping and built-in irrigation. Private parking and ample street parking complete the package.

Set in an unbeatable location, you're just minutes from vibrant 17th Avenue, a short walk to shops, restaurants, transit, and the LRT. With quick access to Crowchild Trail and Bow Trail, commuting downtown or anywhere in the city is a breeze.

This is urban living at its finest—spacious, stylish, and superbly located.

Built in 2019

**Essential Information**

MLS® #	A2222578
Price	\$715,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,036
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	2, 1934 25a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Y5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Private Entrance
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Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	23
Zoning	M-C1

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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