# \$1,349,900 - 2020 25 Avenue Sw, Calgary

MLS® #A2206002

## \$1,349,900

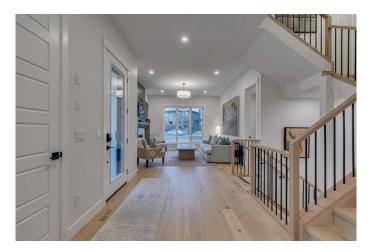
4 Bedroom, 4.00 Bathroom, 2,278 sqft Residential on 0.07 Acres

Richmond, Calgary, Alberta

Located across from a park in the desirable inner-city community of Richmond, this gorgeous south-facing 3+1 bedroom home offers nearly 3300 sq ft of developed living space! The airy main level presents wide plank hardwood floors & high ceilings, showcasing the living room anchored by an eye-catching feature fireplace. Just a few steps away, the dining area which is illuminated by a stylish light fixture provides ample space for a family gathering or dinner party. The kitchen is tastefully finished with quartz counter tops, island/eating bar, plenty of storage space (including walk-in pantry) & a substantially upgraded appliance package, including a full size side-by-side fridge/freezer & large Bertazzoni gas range. A private den/office is tucked away just off the living room â€" perfect for a home office setup. Completing the main level is a convenient mudroom & a 2 piece powder room. An elegant staircase with feature wall leads to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room with sink & storage. The spacious primary retreat boasts a walk-in closet & secluded 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & separate shower. Basement development with in-floor heat, includes a large family/media room with wet bar â€" great for game or movie night. The finishing touches to the basement are a fourth bedroom, 4 piece bath & plenty of storage space. Other notable features include central air conditioning, upgraded window







coverings & security system. Outside, enjoy the beautifully landscaped front yard & back yard with deck, new lower patio, garden & custom garage wall trellis with vines. Parking is a breeze with a double detached insulated heated garage that's decked out with custom lighting, storage & upgraded electrical making it EV ready. A large park for the kids is just across the way & other amenities such as shopping, restaurants & cafes in trendy Marda Loop, schools & public transit are close by as well as easy access to 26th Avenue & Crowchild Trail.

#### Built in 2022

## **Essential Information**

MLS® # A2206002 Price \$1,349,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,278

Acres 0.07

Year Built 2022

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 2020 25 Avenue Sw

Subdivision Richmond

City Calgary
County Calgary
Province Alberta
Postal Code T2T 1A7

## **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Heated Garage, Insulated, In Garage Electric

Vehicle Charging Station(s)

# of Garages 2

#### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double

Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar,

Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer,

Window Coverings, Wine Refrigerator

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 27th, 2025

Days on Market 14

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.