

# \$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

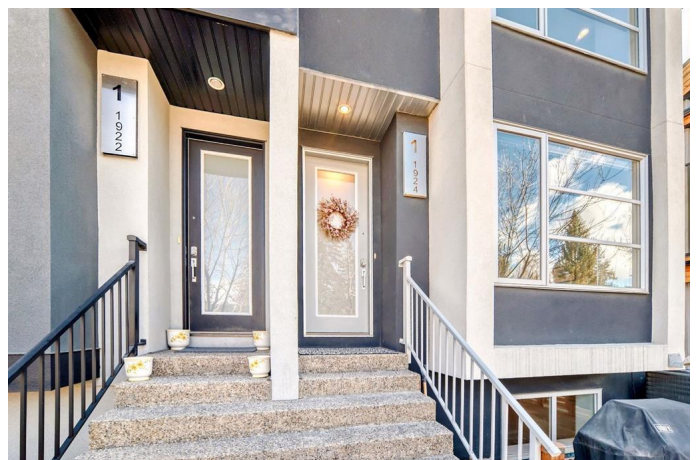
Richmond, Calgary, Alberta

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 13  
Zoning M-C1

### Listing Details

Listing Office Seller Direct Real Estate

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