# \$727,000 - 3, 1926 25a Street Sw, Calgary

MLS® #A2203620

### \$727,000

3 Bedroom, 4.00 Bathroom, 1,479 sqft Residential on 0.00 Acres

Richmond, Calgary, Alberta

Experience the perfect fusion of modern sophistication and functional design in this exquisite luxury townhome, offering over 2,100 sq. ft. of meticulously designed, FULLY AIR-CONDITIONED living space. Ideal for professionals, this residence epitomizes an elevated lifestyle in beautiful community of Richmond.

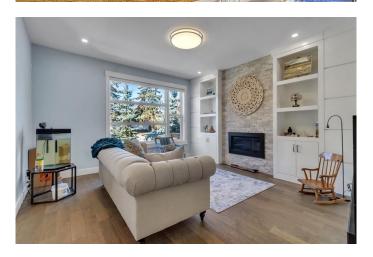
Upon entering, you're greeted by a grand foyer that sets the tone for the spacious, luxury interior. The open-concept main level exudes refinement and warmth, featuring custom built-ins and an eye-catching stone fireplace, complete this with a flat-screen TV for your enjoyment. Elegant hardwood floors flow seamlessly throughout the main floor.

At the heart of this home lies a chef-inspired kitchen, with a Gas stove! A true centrepiece that boasts top-of-the-line stainless-steel smart appliances, stunning quartz countertops, custom cabinetry, and an invaluable pantry. The adjoining dining area is perfect for hosting spirited gatherings or enjoying intimate dinners.

Ascend to the upper level, where you'II find two generously sized bedrooms, each featuring its own luxurious ensuite. This design caters to both homeowners and professional roommates seeking privacy and comfort. A skylight above the open staircase floods both levels with natural light, amplifying the







home's airy feel. The Primary Bedroom feature a balcony and a huge jetted tub.

The fully developed lower level is where the magic happens! Enjoy movie nights or entertaining guests in style with a state-of-the-art home theatre system featuring a projector ready set up. The built-in bar with a bar fridge creates the ultimate entertainment hub for game days or cozy evenings with friends.

Step outside to discover a fully fenced west-facing front yard, complete with a BBQ gas-lineâ€"perfect for afternoon cocktails and a great space for your pets to roam freely. Plus, a single-detached garage provides security and year-round protection for your vehicle.

This exceptional home is part of a well-managed, PET-FRIENDLY community, offering a rare opportunity to own a luxury residence in Calgary's vibrant inner city. Don't miss outâ€"schedule your private viewing today!

Built in 2018

## **Essential Information**

MLS® # A2203620
Price \$727,000
Bedrooms 3

Bathrooms 4.00 Full Baths 3 Half Baths 1

Square Footage 1,479 Acres 0.00 Year Built 2018

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 3, 1926 25a Street Sw

Subdivision Richmond

City Calgary
County Calgary
Province Alberta

Postal Code T3E 1Y5

#### **Amenities**

Amenities None

Parking Spaces 1

Parking Garage Door Opener, Garage Faces Rear, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Jetted Tub, Kitchen Island, Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Microwave

Hood Fan, Refrigerator

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Private Yard Lot Description Back Lane, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 18th, 2025

Days on Market 95

Zoning M-C1

# **Listing Details**

Listing Office eXp Realty

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