

# \$699,900 - 2, 1934 25a Street Sw, Calgary

MLS® #A2222578

**\$699,900**

3 Bedroom, 4.00 Bathroom, 2,036 sqft

Residential on 0.00 Acres

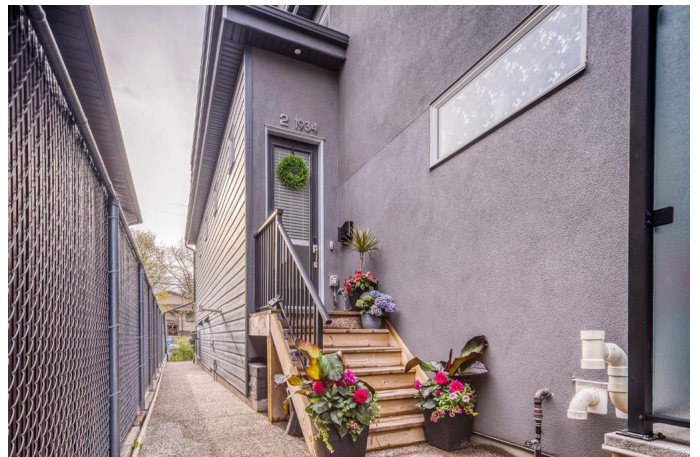
Richmond, Calgary, Alberta

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      | \$699,900 |
| 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 |
|-------------------|---------------------------|

|                 |   |
|-----------------|---|
| 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 | 76             |
| Zoning         | M-C1           |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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