

\$1,299,900 - 2020 25 Avenue Sw, Calgary

MLS® #A2206002

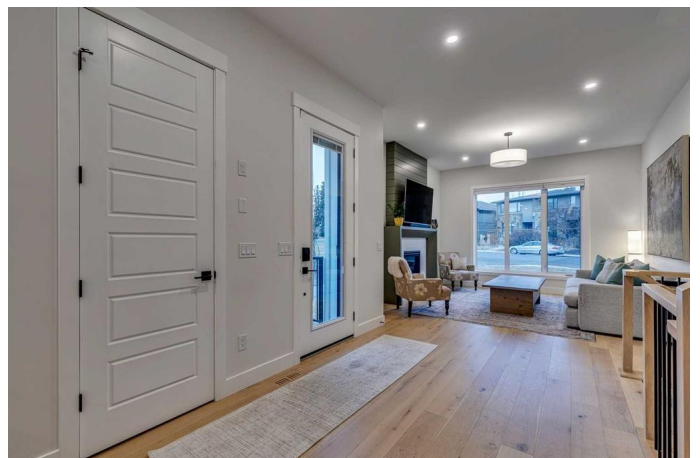
\$1,299,900

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 – 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 – 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 thatâ€™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 | \$1,299,900 |
| 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, In Garage Electric Vehicle Charging Station(s), Heated Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar, Bookcases, Ceiling Fan(s), Recessed Lighting, Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, 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, Front Yard, Landscaped, Corner Lot, Lawn |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 34 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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