

\$715,000 - 2, 1934 25a Street Sw, Calgary

MLS® #A2222578

\$715,000

3 Bedroom, 4.00 Bathroom, 2,036 sqft

Residential on 0.00 Acres

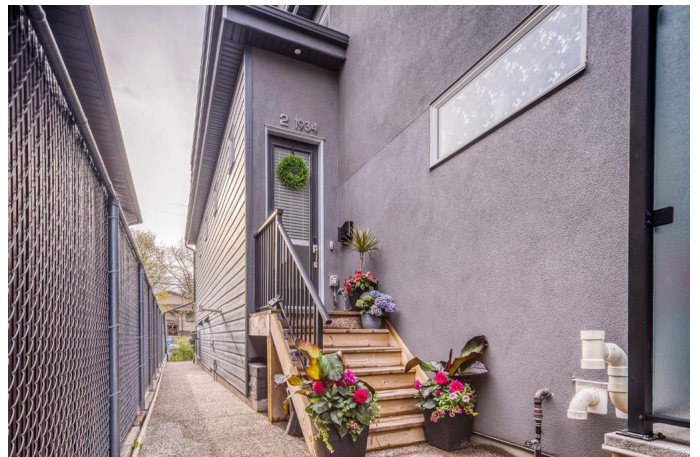
Richmond, Calgary, Alberta

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, stainless steel appliances, modern tile backsplash, and a large island with seating. 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	\$715,000
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, Refrigerator, Washer, Range
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	2
Zoning	M-C1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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