



**GRASSROOTS**  
REALTY GROUP

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1, 1914 25A Street SW  
Calgary, Alberta

MLS # A2228885



**\$635,000**

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Assigned, Garage Door Opener, Garage Faces Rear, See Rem		
Lot Size:	0.29 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Skylight(s)		

Inclusions: none

FRONT UNIT -Stunning Upgraded Richmond Townhouse - Over 2,000 Sq Ft of Modern Living! Welcome to this truly exceptional and fully upgraded townhouse located in the highly sought-after, family-friendly community of Richmond. Enjoy unparalleled convenience with 17th Ave just steps away, and downtown Calgary, Shaganappi LRT, and countless local amenities all within minutes. This modern townhome boasts over 2,000 sq ft of functional living space, designed with a fresh, bright, open-concept main floor featuring soaring 9-foot ceilings, expansive windows, and beautiful hardwood flooring throughout. A large entry and convenient 2-piece bath greet you upon arrival. The impressive dining area, complete with a chandelier and a floor-to-ceiling modern glass feature wall, seamlessly flows into an open living area anchored by a cozy gas fireplace. The upscale kitchen is a chef's delight, offering an eat-in peninsula island, modern backsplash, quartz countertops, and top-of-the-line stainless steel appliances. An elegant open-riser staircase with a striking glass feature leads to the upper level, where you'll find two luxurious master bedrooms, each with its own en suite bathroom and generous walk-in closet. The upper level also features convenient laundry. The fully developed basement extends your living space with 9-foot ceilings, a spacious third bedroom, a 4-piece bath, and a large recreation room boasting comfortable in-floor heating. Proximity to schools, parks, transit, and downtown make this an exceptional opportunity in one of Calgary's most desired neighborhoods. It includes one single indoor parking space and a dedicated storage locker. With its modern finishes and endless features, you're sure to fall in love with this property!