

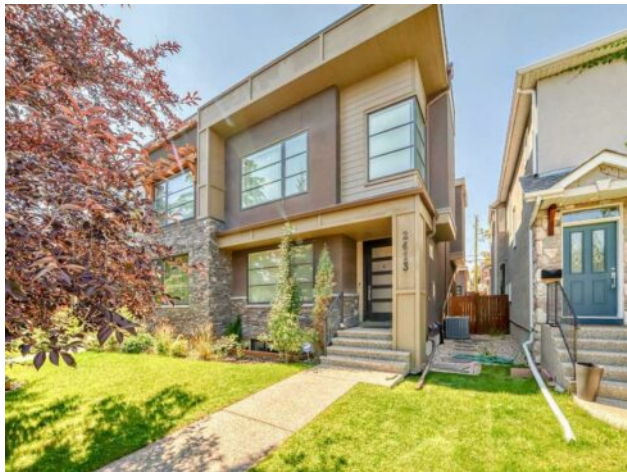


GRASSROOTS
REALTY GROUP

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2413 25 Street SW
Calgary, Alberta

MLS # A2244729



\$949,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,943 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: none

Presenting a beautiful, modern house in the heart of the community of Richmond! This home boasts an open main floor with front dining area overlooking a tree-lined street, a mid chef's grade kitchen, and rear great room with a cozy gas fireplace. The upper level features 3 bedrooms and an opulent master ensuite bath with custom shower and free standing tub! Also on the upper level is a spacious laundry room with sink. The lower level is fully finished offering a 4th bedroom and another full bath, in addition to the large rec/family room set up for a home theatre-all with in-floor radiant heating! Out back, enjoy the west sun overlooking the mature yard and the convenience of a double detached garage. Some of the many features of this home are: over 1900 sf above grade living area (nearly 2700 sf total developed), structural insulated panel construction for better insulation, an abundance of custom built-ins, 2nd floor skylight, 10' master bedroom, 9' basement, central AC, and garage EV charge! From this exceptional location enjoy quick access to Mt Royal University, the shops and services of Marda Loop and of course Downtown Calgary! Don't miss out...