



GRASSROOTS
REALTY GROUP

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2833 25A Street SW
Calgary, Alberta

MLS # A2246445



\$1,149,500

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,048 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Basement: Stacked Washer/Dryer, Dishwasher, Refrigerator

Tucked along a tree-lined street in KILLARNEY, this NEWLY BUILT luxury infill is a masterclass in thoughtful design and upscale comfort. From the moment you step through the front door, you'll feel the difference. SOARING 10' CEILINGS, wide-plank white oak engineered hardwood, custom millwork, upscale designer lighting, and natural light pouring through oversized windows create a bright, inviting atmosphere that feels as elegant as it is livable and with AC INSTALLED this home offers it all! The front dining room, framed by large windows and detailed French panelling, is perfect for morning coffee or entertaining. At the heart of the home, the chef-inspired kitchen blends function with refined style. Top-tier FISHER & PAYKEL APPLIANCES, including a gas range and double-drawer dishwasher, pair with sleek quartz counters, a large island, and custom-built hood fans and cabinets that elevate the space. The living room anchors the rear of the home, with more French panelling and a contemporary fireplace that adds warmth with a designer mantle and large profile tile, while arched built-ins with wall-mounted lighting frame the fireplace beautifully. Sliding glass doors open to a WEST-FACING CONCRETE PATIO with a BBQ gas line, ideal for summer nights in the sun. Around the corner, a spacious mudroom with built-in bench and cabinetry keeps things organized, and a stylish powder room adds a dose of designer flair. Upstairs, a black iron and white oak staircase leads to three bedrooms, a full laundry room, and two luxe bathrooms. The primary suite is a true retreat, featuring VAULTED CEILINGS, a MASSIVE WALK-IN CLOSET with custom shelving, and a spa-like ensuite with HEATED FLOORS, dual sinks, a free-standing soaker tub, and a fully tiled oversized shower with frameless glass. Both additional bedrooms are bright and

spacious with built-in closets and share access to a stunning 5-PIECE BATH with dual sinks and a tiled tub/shower combo. A large upper laundry room with sink and storage completes this level. Downstairs, the fully developed basement offers incredible versatility. You'll find two more bedrooms (one of which is the perfect gym space), a modern 4-piece bath, and a large rec space that's easily adaptable as a games room, media lounge, or even future kitchen area with a full bar complete with sink, dishwasher, fridge, and quartz counters. There's a separate entrance and a second laundry space, too! Easily convert this into a mother-in-law space, use it for a live-in nanny, or other multi-generational living arrangements! Located in the heart of Killarney, you're just a short walk to Killarney School (K–6 Montessori), École Holy Name (French Immersion), and Kildare Park. The Killarney Aquatic & Rec Centre is five minutes away, along with, Safeway, and Walmart for easy errands. Grab coffee or dinner along 17th Ave, or hop on the LRT at Westbrook Station for a quick ride downtown. Call to view today!