



GRASSROOTS
REALTY GROUP

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2224 25 Street SW
Calgary, Alberta

MLS # A2262094



\$2,200,000

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,180 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Private, Street Lighting		

Heating:	In Floor Roughed-In, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Track Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Sophisticated Luxury Living in Richmond Welcome to this exceptional single-family residence located in the highly sought-after community of Richmond. Thoughtfully designed with exquisite details and a functional layout, this home offers the perfect balance of modern elegance and everyday comfort. The main floor sets the tone with a grand open-to-below foyer that creates a striking first impression. A sleek glass-walled office provides the ideal space for working from home. The open-concept living area is perfect for entertaining, featuring a spacious living room, a gourmet kitchen with premium built-in JennAir appliances, a stylish dining area, a well-organized mudroom, and a convenient powder room. Upstairs, the luxurious primary suite is a true retreat, complete with a private coffee bar, a spa-inspired ensuite with a steam shower, and an expansive walk-in closet with a built-in makeup desk. A bonus room adds flexibility for family living, while two additional bedrooms—each with their own ensuite—provide comfort and privacy for everyone. A well-appointed laundry room completes the upper level. The fully finished basement expands the living space with an open recreation area, a dedicated games zone with a wet bar, a private gym, a spacious bedroom, and a full bathroom—perfect for guests and entertaining. Ideally situated in one of Calgary’s most desirable inner-city neighborhoods, this remarkable home combines luxury finishes with unparalleled convenience, just minutes from parks, schools, shopping, and downtown.