



GRASSROOTS
REALTY GROUP

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2807 25 Street SW
Calgary, Alberta

MLS # A2282736



\$925,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,934 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Tile
Roof:	Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Kitchen Island, Pantry, See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: TV wall mounts X2

Luxury, location, and lifestyle converge in this exceptional inner-city designer home. Immaculately maintained and loaded with upgrades, this sophisticated two-storey residence offers over 2,800 sq ft of beautifully finished living space. The bright and airy main floor features a welcoming entryway that seamlessly flows into a front office—perfect for today’s work-from-home lifestyle. The heart of the home is a show-stopping chef’s kitchen, complete with floor-to-ceiling cabinetry, a massive island, oversized pantry, and high-end appliances including a gas range—ideal for both entertaining and everyday living. The main floor is thoughtfully completed with a generous dining area, an inviting living room with gas fireplace, a stylish powder room, and a mudroom. Upstairs, unwind in the luxurious primary retreat featuring a cozy two-way fireplace and spa-inspired ensuite with dual sinks, a deep soaker tub, fully tiled walk-in shower, in-floor heating and an oversized walk-in closet. Two additional bedrooms with large windows, a full 4-piece bathroom, and convenient upper-level laundry complete the second floor. The fully finished walk-out basement with in-floor heating offers a fourth bedroom, full bathroom, oversized storage room, and an expansive recreation space with wet bar—an entertainer’s dream. Step outside to the covered walk-out patio, perfect for a private outdoor lounge, with stairs leading to the sunny west-facing backyard and double detached garage. Additional highlights include 10’ ceilings on the main level, 9’ ceilings on the upper and lower levels, air conditioning, and a gas line for BBQ. Ideally located in the sought-after inner-city community of Richmond, this home is just minutes from Marda Loop, surrounded by parks and pathways, and offers quick access to shops, cafés, schools, and downtown. ***OPEN

HOUSE SUNDAY FEB 1 from 1-3PM***