



1520 25 Street
Didsbury, Alberta

MLS # A2293989



\$480,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,734 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Level, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	ICF Block	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	2 fridges, 2 stoves, 2 built in dishwashers, 2 hood fans, 2 washers, 2 dryers, garage door opener with remote		

OPEN HOUSE SATURDAY MARCH 21, 2026 1:00 PM - 4:00 PM This brand new, beautifully designed 3-bedroom home with a 1-bedroom legal suite, located in the desirable Westhill neighborhood of Didsbury, offers the perfect opportunity for first-time buyers, downsizers, or savvy investors. The main floor features a bright, open-concept layout with a spacious kitchen that truly stands out. Complete with a large island, generous pot drawers, soft-close cabinetry, and an oversized butler's pantry with ample storage, this space is both stylish and highly functional. The dining area provides direct access to the 10' x 12' rear deck and a large backyard with convenient alley access—ideal for entertaining or future development. A well-sized front entry, 2-piece powder room, and direct access to the attached garage complete the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet with built-in organizers and a luxurious 4-piece ensuite with double vanity and a large shower. The additional bedrooms also offer excellent closet space, providing comfort and practicality for family living. The fully self-contained legal basement suite features its own private side entrance and offers an open-concept living area, full kitchen, comfortable bedroom with ample closet space, and a 4-piece bathroom with a stacking washer and dryer—perfect for rental income or extended family. Whether you choose to live up and rent down, rent both levels, or enjoy the entire home for yourself, the flexibility here is exceptional. Don't miss this incredible opportunity—call today to book your showing !