



2438 25 Street SW
Calgary, Alberta

MLS # A2296473



\$1,285,000

Division:	Richmond		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,204 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

OPEN HOUSE Sat 2-4PM ** MOVE-IN READY and extensively upgraded, this fully developed detached 3-storey home offers over 2200 sq ft of luxurious living space, featuring 4 bedrooms, a rare third-floor 300 sq ft loft, and an insulated double car garage. From the moment you arrive, you'll appreciate the exceptional curb appeal with brick detailing, refreshed exterior finishes, and a beautifully re-landscaped front yard with an exposed aggregate walkway. Inside, timeless craftsmanship meets modern design with premium engineered hardwood flooring and a stunning custom-built-in bench paired with a large, sophisticated dining table in the perfectly situated dining area, all complemented by iron railings leading to the upper levels. The fully renovated kitchen is a standout, showcasing custom solid white cabinetry with soft closing drawers, a large island featuring an undermount apron sink with quartz waterfall countertop, a full-height quartz backsplash, and a full KitchenAid Pro Line Series appliance, including a gas stove, built-in refrigerator, and hood vent, along with a built-in pantry for added convenience. Upstairs, the spacious primary suite features dual closets, and a luxurious 5-piece ensuite complete with dual sinks, a built-in vanity, a large soaker tub, and a separate shower. At the front of the second floor, you'll find two generously sized bedrooms and an additional 4-piece bathroom, perfect for a growing family, along with the convenience of second-floor laundry with built-in storage. The third-floor loft provides incredible flexibility, ideal for a home office, bonus room, or private retreat. In the lower level, you will find a great place to spend family time. This fully finished basement offers a bedroom, a three-piece bathroom, a bar area, and a large family room perfect for guests or a growing family. Since 2019, this home has seen extensive,

high-quality upgrades, including a fully renovated kitchen and bathrooms with Delta fixtures and American Standard toilets, premium Shaw carpeting, designer lighting throughout, a Daikin 98% high-efficiency furnace, ultra-quiet Daikin air conditioning, a new hot water tank, and a custom dining banquette. Exterior improvements include updated landscaping, upgraded masonry and siding at the front entry, and professional exterior painting. This meticulously maintained, turnkey home offers the perfect blend of style, comfort, and modern efficiency, all within walking distance of downtown or Marda Loop's restaurants, pubs, and trendy shops.