



2623 25A Street SW
Calgary, Alberta

MLS # A2299241



\$800,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,892 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Gazebo, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Wood Windows		

Inclusions: Garage door opener, gazebo

OPEN HOUSE SATURDAY & SUNDAY 2-4 PM...Welcome to 2623 25A Street SW. A beautifully maintained 2 storey home offering 1,892 sq ft of stylish and functional living space in a sought after location. Step inside to a bright open concept main floor featuring rich hardwood floors, a stunning 3 sided fireplace, and a layout perfect for both everyday living and entertaining. The spacious kitchen is a true highlight, complete with granite countertops, a gas stove, new dishwasher, and plenty of cabinetry and prep space. Upstairs, you'll find an exceptional layout with three generous bedrooms, each boasting its own 5-piece ensuite—ideal for families or guests. The convenient Jack & Jill design offers both privacy and functionality. The undeveloped basement provides incredible potential, already prepped with a floor ready for in-floor heating, perfect for customizing to your needs. Enjoy the sunny west facing backyard, complete with a deck and gazebo, an ideal setting for relaxing evenings and summer gatherings. A detached double garage adds convenience and extra storage. Additional upgrades include a new furnace, 1 year old air conditioner, and a 3 year old hot water tank, offering peace of mind for years to come. This home combines comfort, quality, and future potential, don't miss your opportunity to make it yours!