



**2606 25A Street SW  
Calgary, Alberta**

**MLS # A2300530**



**\$775,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,722 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** None.

OPEN HOUSE SATURDAY, APRIL 11TH FROM 2-4 PM & SUNDAY, APRIL 12TH FROM 1-4 PM. Located in the heart of Richmond, this 2+1 bedroom home offers over 2,500 sq ft of comfortable inner-city living. The main level features hardwood floors and lofty ceilings, beginning with a welcoming living room where garden doors open to the front porch. This space shares a double-sided fireplace with a dramatic flex area—complete with soaring ceiling and wet bar—ideal as a formal dining room or an additional family room. The kitchen is warm and inviting, appointed with a cozy island/eating bar, ample cabinetry including a pantry, stainless steel appliances, and a casual dining area. A 2-piece powder room completes the main floor. Upstairs, a bright loft area provides an excellent home office or reading nook. A catwalk separates two spacious bedrooms and a 4-piece bath. The primary suite includes a walk-in closet and a private 4-piece ensuite with a relaxing jetted tub and separate shower. The basement is partially developed with a bedroom and awaits your future plans for additional living space. Outside, enjoy a private backyard with a deck and patio, along with access to the oversized double detached garage. This prime inner-city location is close to schools, shopping, public transit, and offers effortless access to 26th Avenue and Crowchild Trail—making daily commuting and weekend outings equally convenient.