



**3410 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2302728**



**\$819,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,952 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Granite Counters, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** n/a

This beautifully designed, bright four-bedroom home with a den in Killarney is sure to captivate any buyer. The south-facing windows and corner lot offer a huge advantage, with a generous yard. The home is always bathed in light, thanks to its excellent layout. On the main floor, you'll find a living room, office, formal dining room and an eat-in kitchen. The powder room is conveniently tucked away. Upstairs, there are three large bedrooms plus a den area that could easily be turned into another 4th room. The primary bedroom features a spacious ensuite with a spa-like tub and shower, along with a separate water closet. The lower level is fully developed, with a spacious open family room, storage area, bathroom and guest room. This home features a newer roof and central AC. The west and south front yards have been professionally landscaped, providing immense enjoyment and beauty. Killarney is one of Calgary's favourite neighbourhoods, offering great access to French, Spanish, private and public schools. The West C-train is so convenient for getting downtown and throughout Calgary. You can also walk to Killarney pool and Lukes Drug Mart for fun on the weekends, or explore the many amenities on 17th Avenue. Plus, the Shaganappi golf course is just a five-minute drive away. This location is a quiet, peaceful and fun place to be, all within a super walkable area. This home has been lovingly cared for and is ready for its new owners.