



GRASSROOTS
REALTY GROUP

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2009 25 Street SW
Calgary, Alberta

MLS # A2210252



\$749,900

Division:	Richmond		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,216 sq.ft.	Age:	1947 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Interior Lot, Landscaped, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	TV Mounts, BBQ, Gazebo		

Welcome to a rare inner-city retreat that perfectly blends charm, comfort, and location. This 1,216 sq ft 1 1/2 storey home in Richmond/Killarney offers 3 bedrooms and 2 full baths, with a layout designed for both relaxed living and easy entertaining. From the moment you arrive, the wrap-around covered veranda welcomes you in, setting the tone for the warm, "cottage-in-the-city" feel that defines this beautifully maintained home. Inside, the bright and open living area features a cozy gas fireplace insert, while the upper level is home to a unique vaulted-ceiling primary loft that feels like a private hideaway. A second bedroom is on the main level and the third bedroom is located in the fully developed basement, making it ideal for families, guests, or even a home office setup. The kitchen and bathroom extensions offer extra space and functionality, complemented by a GE gas stove and well-maintained appliances. The main and upper levels were freshly painted in 2019, and triple-pane windows were added in the main floor bedroom to enhance energy efficiency. This home is packed with thoughtful upgrades: spray foam attic insulation, copper electrical wiring (2019), 100-amp service, a new roof (2010), a new 40-gallon hot water tank (2025), an LG washer, and an Ecobee smart thermostat. The furnace was replaced in 2015, and a humidifier was added in 2023 to improve indoor air quality. The basement stairs and developed basement were completed in 2012, adding even more functional space. Step outside to an expansive, west facing private backyard – a rare find this close to downtown – featuring lush landscaping, BBQ gas line, a resurfaced and freshly painted back deck (Sept 2024), a brick fire pit pad, and a charming gazebo perfect for hosting and summer nights under the stars. The oversized two-car garage, accessible via a paved

back alley, provides plenty of storage. Up front, the upgraded deck railing and structural supports ensure this home is as solid as it is beautiful. Located on a quiet, tree-lined street filled with single-family homes, this property boasts excellent street parking, just 2 minutes from both Crowchild and Bow Trail for quick commutes in any direction by car or Shaganappi Point LRT station. You're two blocks from a large off-leash dog park, walking distance to Alexander Ferguson Elementary, and connected with both Telus Fibre Optic and Shaw high-speed internet already pulled into the home. This is a home that's been lovingly cared for over the years – a true inner-city gem that's ready for its next chapter. Just unpack and enjoy!