\$715,000 - 2, 1934 25a Street Sw, Calgary

MLS® #A2222578

\$715,000

3 Bedroom, 4.00 Bathroom, 2,036 sqft Residential on 0.00 Acres

Richmond, Calgary, Alberta

Experience stylish inner-city living in the heart of Killarney/Richmond with this exceptional luxury townhome, offering over 2,035 square feet of thoughtfully designed space across three fully finished levels. With 3 bedrooms, 3.5 bathrooms, and a rare combination of an attached single garage plus a parking pad, this home is a true standout in one of Calgary's most desirable neighbourhoods.

The open-concept main floor is designed for modern living and entertaining, featuring a spacious living room, dedicated dining area, and a bright central kitchen with white shaker cabinetry with dovetail solid wood drawers, stainless steel appliances, modern tile backsplash, and a large island with seating. Bonus gas line behind the stove. A private balcony just off the kitchen is perfect for summer BBQs.

Enjoy the warmth and style of a gas fireplace in the living area, accented by a tile surround, contemporary mantel with recessed TV hookups, and built-in millwork. Thoughtfully designed entries from both the garage and the street include a large closet and durable tile flooring that is ideal for everyday convenience. A stylish 2-piece powder room completes the main level.

Upstairs, the dual-primary layout is perfect for couples, roommates, or families. The primary suite features large windows, a walk-in closet,







and a luxurious ensuite with dual sinks, quartz counters, a glass shower, a separate soaker tub, and a private water closet for added comfort and privacy. The second bedroom also enjoys its own private 4-piece ensuite and generous closet space. A full laundry room with a sink adds function and ease to this level.

The third floor expands your options with a spacious bedroom, a full 4-piece bathroom, and a versatile flex area with access to a private upper balcony. Whether used as a home office, gym, media room, or guest suite, this level offers incredible flexibility for any lifestyle.

Outside, the home boasts excellent curb appeal with a mix of stone, stucco, and composite siding, all complemented by professional landscaping and built-in irrigation. Private parking and ample street parking complete the package.

Set in an unbeatable location, you're just minutes from vibrant 17th Avenue, a short walk to shops, restaurants, transit, and the LRT. With quick access to Crowchild Trail and Bow Trail, commuting downtown or anywhere in the city is a breeze.

This is urban living at its finestâ€"spacious, stylish, and superbly located.

Built in 2019

Essential Information

MLS® # A2222578 Price \$715,000

Bedrooms 3 Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,036 Acres 0.00

Year Built 2019

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 2, 1934 25a Street Sw

Subdivision Richmond
City Calgary
County Calgary

Province Alberta

Postal Code T3E 1Y5

Amenities

Amenities None

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed

Lighting, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range,

Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Balcony, Private Entrance

Lot Description Back Lane, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Composite Siding, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 21st, 2025

Days on Market 26

Zoning M-C1

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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