

# \$1,349,900 - 2020 25 Avenue Sw, Calgary

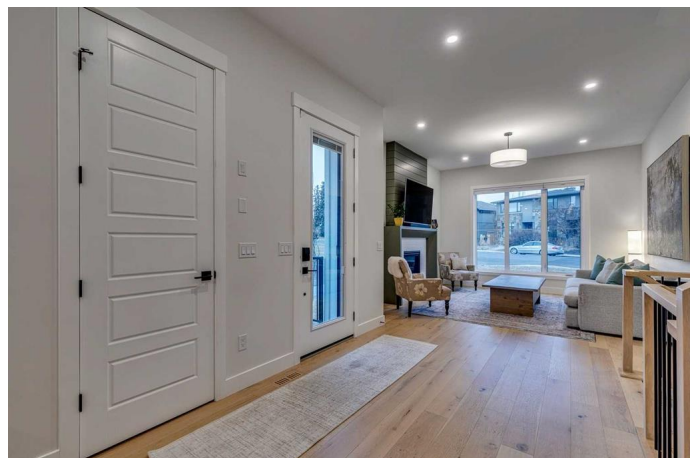
MLS® #A2206002

**\$1,349,900**

4 Bedroom, 4.00 Bathroom, 2,278 sqft  
Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SATURDAY, APRIL 5TH FROM 1-3 PM & SUNDAY, APRIL 6TH FROM 12:30-2 PM. Located across from a park in the desirable inner-city community of Richmond, this gorgeous south-facing 3+1 bedroom home offers nearly 3300 sq ft of developed living space! The airy main level presents wide plank hardwood floors & high ceilings, showcasing the living room anchored by an eye-catching feature fireplace. Just a few steps away, the dining area which is illuminated by a stylish light fixture provides ample space for a family gathering or dinner party. The kitchen is tastefully finished with quartz counter tops, island/eating bar, plenty of storage space (including walk-in pantry) & a substantially upgraded appliance package, including a full size side-by-side fridge/freezer & large Bertazzoni gas range. A private den/office is tucked away just off the living room – perfect for a home office setup. Completing the main level is a convenient mudroom & a 2 piece powder room. An elegant staircase with feature wall leads to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room with sink & storage. The spacious primary retreat boasts a walk-in closet & secluded 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & separate shower. Basement development with in-floor heat, includes a large family/media room with wet bar – great for game or movie night. The finishing touches to the basement are a fourth bedroom, 4 piece bath & plenty of



storage space. Other notable features include central air conditioning, upgraded window coverings & security system. Outside, enjoy the beautifully landscaped front yard & back yard with deck, new lower patio, garden & custom garage wall trellis with vines. Parking is a breeze with a double detached insulated heated garage that's decked out with custom lighting, storage & upgraded electrical making it EV ready. A large park for the kids is just across the way & other amenities such as shopping, restaurants & cafes in trendy Marda Loop, schools & public transit are close by as well as easy access to 26th Avenue & Crowchild Trail.

Built in 2022

### Essential Information

MLS® #	A2206002
Price	\$1,349,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,278
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2020 25 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1A7

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated
# of Garages	2

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Corner Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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