

# \$1,598,000 - 2611 25 Street Sw, Calgary

MLS® #A2194704

**\$1,598,000**

6 Bedroom, 6.00 Bathroom, 2,571 sqft  
Residential on 0.07 Acres

Richmond, Calgary, Alberta

**\*\*OPEN HOUSE March 15, 1:00 pm to 3:00 pm & March 16, 12:00 pm to 2:00 pm \*\*** | Main Dwelling - 5 Beds, 4.5 Bathrooms | LEGAL Carriage Suite - 1 Bed, 1 Bath | Imagine the laughter echoing through this stunning Richmond residence as your family settles in. This exquisite home boasts over 3400 sqft of developed living space, offering an unparalleled lifestyle. Entertain guests in the well-designed living room featuring a cozy gas fireplace. The heart of the home is undoubtedly the chef's dream kitchen, complete with Silestone Helix polished countertops and full Jennair appliance package (valued over \$32,000), where culinary masterpieces are easily created.

Meanwhile, family/friends or children will delight in having 5 spacious bedrooms, including a second primary bedroom on the second floor with a 4-piece ensuite, perfect for sleepovers or quiet study time. Two additional bedrooms on this floor can easily double as home offices, providing flexibility for everyone.

Ascend to the third floor, where the ultimate retreat awaits: a primary bedroom suite with a spa-like ensuite and a private patio offering breathtaking downtown skyline views. High-end finishes throughout, including hardwood floors, quartz countertops, and vaulted ceilings, add a touch of elegance. Enjoy summer evenings on the private yard with a composite deck, while the vibrant



Richmond community offers parks, schools, and easy access to downtown.

This home also features a 1-bedroom carriage house above the double garage. This versatile space can be used as a long-term or short-term rental, providing a valuable income stream. Alternatively, it's perfect for accommodating guests or family members who are visiting.

Practical features include 200 amps of electrical service and 220v rough-in for the garage, providing flexibility for future needs. Air conditioning is included to ensure year-round comfort.

This is more than just a house; it's a place to create lasting memories.

Built in 2024

### **Essential Information**

MLS® #	A2194704
Price	\$1,598,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	2,571
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	2611 25 Street Sw
Subdivision	Richmond

City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h 1n3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Wet Bar, Vaulted Ceiling(s), Wired for Data
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer, Built-In Electric Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Landscaped, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	27
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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