

\$1,088,000 - 2811 25a Street Sw, Calgary

MLS® #A2269973

\$1,088,000

4 Bedroom, 4.00 Bathroom, 2,064 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

****OPEN HOUSE - SATURDAY NOVEMBER 22, 2025 - 1 - 3PM** SYLISH | SOPHISTICATED | TIMELESS DESIGN | MODERN LUXURIOUS FINISH | FULLY UPGRADED | INCREDIBLE CURB APPEAL IN KILLARNEY | WEST FACING YARD | MATURE LANDSCAPING | DEVELOPED STREET | 4 BED + 3.5 BATH | OVER 3050 SQFT OF LIVING SPACE |** Welcome Home! to this stunning modern farmhouse infill that masterfully blends sophistication, comfort, and contemporary style. Upon entry, you're greeted by 10 ft ceilings & an elegant front formal dining room w/ custom feature wall, hardwood flooring that flows seamlessly throughout the main floor. The gourmet kitchen centers around a sprawling island, perfect for entertaining, and opens to a bright living area featuring a sleek contemporary fireplace with custom built-ins. Large sliding patio doors extend the living space outdoors to a full-width deck and a beautifully landscaped, west-facing backyard. Upstairs, 9-foot ceilings and warm hardwood floors create an inviting atmosphere. The exquisite primary suite serves as a true retreat, complete with heated floors, a luxurious steam shower, dual walk-in closets, and a private flex area ideal for a coffee bar or vanity. Two spacious secondary bedrooms, a full bath, and a convenient upper laundry room complete the second level, combining style with everyday practicality. The fully developed basement adds yet another level of comfort and



versatility, featuring a large media room with built-in cabinetry, a wet bar, a 4th bedroom with a full bathroom, and a roughed-in hydronic heating system for future comfort. Ideally located just minutes from downtown, top schools, and boutique shopping, this home offers refined urban living with every modern amenity.

Built in 2020

Essential Information

MLS® #	A2269973
Price	\$1,088,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,064
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2811 25a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Z5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Wet Bar, Beamed Ceilings
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Window Coverings, Oven-Built-In, ENERGY STAR Qualified Dishwasher
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	10
Zoning	DC

Listing Details

Listing Office	RE/MAX House of Real Estate
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