

# \$1,299,900 - 2020 25 Avenue Sw, Calgary

MLS® #A2206002

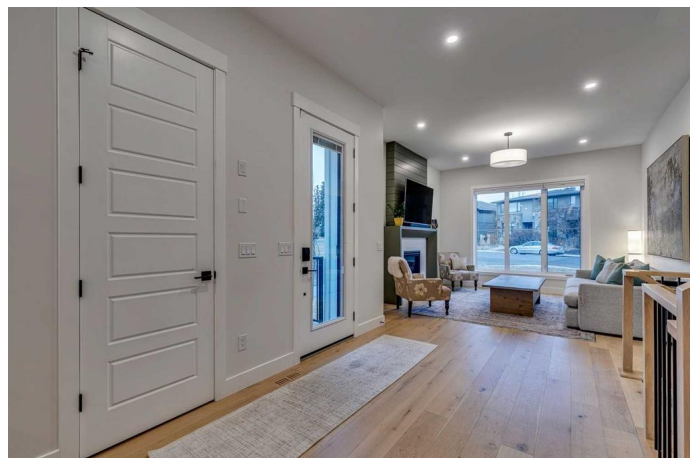
**\$1,299,900**

4 Bedroom, 4.00 Bathroom, 2,278 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

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          | \$1,299,900            |
| 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, In Garage Electric Vehicle Charging Station(s), Heated Garage, Insulated |
| # of Garages   | 2                                                                                                |

## Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar, Bookcases, Ceiling Fan(s), Recessed Lighting, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, 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, Corner Lot, Lawn |
| Roof              | Asphalt Shingle                                                |
| Construction      | Composite Siding, Stone, Wood Frame                            |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 40               |
| Zoning         | R-CG             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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