

# \$1,199,000 - 2017 25 Avenue Sw, Calgary

MLS® #A2223571

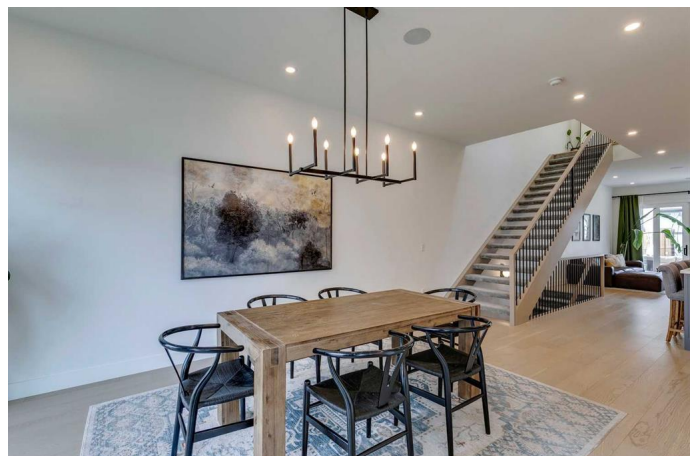
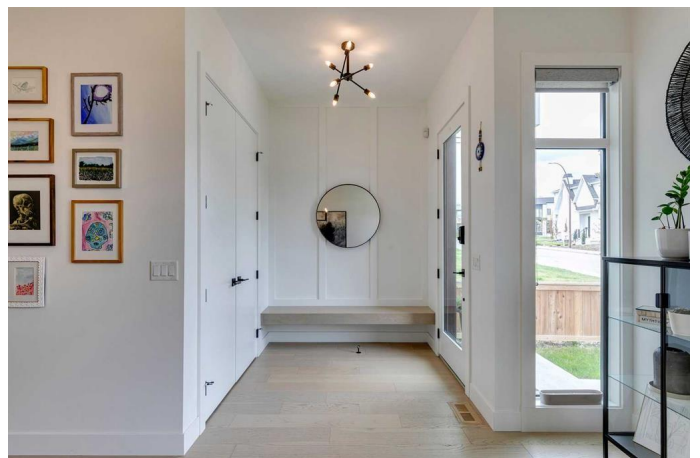
**\$1,199,000**

4 Bedroom, 4.00 Bathroom, 2,001 sqft

Residential on 0.08 Acres

Richmond, Calgary, Alberta

Exceptionally designed and quality built, this 4-bedroom, 3.5-bath Richmond infill is sure to impress. Perfectly positioned on an extra-deep corner lot next to a peaceful park. Featuring 10' flat painted ceilings on the main, 9' on upper/lower floors, and 8' solid core doors on the above-grade levels, the quality is evident immediately. This modern farmhouse features white oak engineered hardwood flowing through the main floor, the expansive kitchen with built-in appliances, 6 burner gas cooktop & integrated hood fan extends into a unique butler's pantry for oodles of storage. The patio doors open to a grade level patio with pergola to expand your indoor/outdoor living space into your deep South facing backyard with space for a trampoline even! Back inside the living room features a gas fireplace with designer-built mantle wrapped in tile. The rear boot room is functional with both open and closed storage with your powder room tucked away for optimal privacy. The wide, open-riser staircase takes you to the inviting second floor flooded with natural light, hardwood floors, spacious secondary bedrooms, a main bath perfect for kiddos, large laundry room and a stunning primary bedroom with custom drapery and a spa-like ensuite with curb-less shower, deep soaker tub and again, plenty of storage. The lower level offers a large family room and wet bar, 4th bedroom with walk-in closet and a full bath. Other outstanding features of this home are a dual-zoned high-efficiency furnace, HRV



system for enhanced ventilation, central AC, and rough-in for in-floor heating. Don't forget the Control4 Home Automation system and components valued at over \$12k. See feature sheet for full details and comprehensive list of extras this wonderful home offers! This beautiful street in Richmond is walking distance to Marda Loop, schools, 17th Av and downtown. Book your showing before it's too late.

Built in 2022

**Essential Information**

MLS® #	A2223571
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2017 25 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1A6

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Oversized

# of Garages 2

## Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Appliances Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating High Efficiency, In Floor Roughed-In, Forced Air, Zoned

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Lighting

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame, Cedar

Foundation Poured Concrete

## Additional Information

Date Listed May 23rd, 2025

Days on Market 41

Zoning R-CG

## Listing Details

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.