

\$699,900 - 2, 1934 25a Street Sw, Calgary

MLS® #A2222578

\$699,900

3 Bedroom, 4.00 Bathroom, 2,036 sqft

Residential on 0.00 Acres

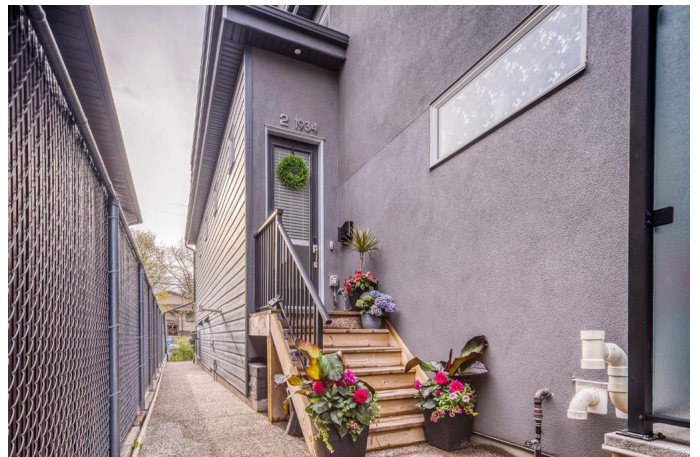
Richmond, Calgary, Alberta

Experience stylish inner-city living in the heart of Killarney/Richmond with this exceptional luxury townhome, offering over 2,035 square feet of thoughtfully designed space across three fully finished levels. With 3 bedrooms, 3.5 bathrooms, and a rare combination of an attached single garage plus a parking pad, this home is a true standout in one of Calgary's most desirable neighbourhoods.

The open-concept main floor is designed for modern living and entertaining, featuring a spacious living room, dedicated dining area, and a bright central kitchen with white shaker cabinetry with dovetail solid wood drawers, stainless steel appliances, modern tile backsplash, and a large island with seating. Bonus gas line behind the stove. A private balcony just off the kitchen is perfect for summer BBQs.

Enjoy the warmth and style of a gas fireplace in the living area, accented by a tile surround, contemporary mantel with recessed TV hookups, and built-in millwork. Thoughtfully designed entries from both the garage and the street include a large closet and durable tile flooring that is ideal for everyday convenience. A stylish 2-piece powder room completes the main level.

Upstairs, the dual-primary layout is perfect for couples, roommates, or families. The primary suite features large windows, a walk-in closet,



and a luxurious ensuite with dual sinks, quartz counters, a glass shower, a separate soaker tub, and a private water closet for added comfort and privacy. The second bedroom also enjoys its own private 4-piece ensuite and generous closet space. A full laundry room with a sink adds function and ease to this level.

The third floor expands your options with a spacious bedroom, a full 4-piece bathroom, and a versatile flex area with access to a private upper balcony. Whether used as a home office, gym, media room, or guest suite, this level offers incredible flexibility for any lifestyle.

Outside, the home boasts excellent curb appeal with a mix of stone, stucco, and composite siding, all complemented by professional landscaping and built-in irrigation. Private parking and ample street parking complete the package.

Set in an unbeatable location, you're just minutes from vibrant 17th Avenue, a short walk to shops, restaurants, transit, and the LRT. With quick access to Crowchild Trail and Bow Trail, commuting downtown or anywhere in the city is a breeze.

This is urban living at its finest—spacious, stylish, and superbly located.

Built in 2019

Essential Information

| | |
|------------|-----------|
| MLS® # | A2222578 |
| Price | \$699,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |

| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 2,036 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 2, 1934 25a Street Sw |
| Subdivision | Richmond |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 1Y5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
|-------------------|---------------------------|

| | |
|-----------------|---|
| Lot Description | Back Lane, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 56 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.