REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

# 2618 25 Street SW
# Calgary, Alberta

## MLS # A2357405

# $850,000

| | | | |
|---|---|---|---|
| **Division:** | Richmond | | |
| **Type:** | Residential/Duplex | | |
| **Style:** | 2 Storey, Attached-Side by Side | | |
| **Size:** | 1,848 sq.ft. | **Age:** | 2011 (15 yrs old) |
| **Beds:** | 4 | **Baths:** | 3 full / 1 half |
| **Garage:** | Double Garage Detached | | |
| **Lot Size:** | 0.07 Acre | | |
| **Lot Feat:** | Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low M | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Hardwood | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Stone, Stucco, Wood Frame | **Zoning:** | R-C2 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Bar, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows | | |

**Inclusions:** None

Welcome home to the sought-after, inner city community of Richmond. Just minutes from downtown, 17th Ave and Marda Loop, this exceptional semi-detached home offers an amazing blend of elegance, space, and convenience. Boasting two stories and expansive living areas totalling 1848 square feet above grade, with a fully finished basement offering another 818 square feet of living space, this home provides ample room for both living and entertaining. Step inside to discover a thoughtfully designed layout featuring four bedrooms—three above grade and one below—and four bathrooms, including a luxurious five-piece ensuite bath adorned with granite counters, a separate shower and tub, and a dual-faced fireplace, making for a serene primary retreat. Hardwood floors flow seamlessly across the main level, while vinyl windows ensure abundant natural light and energy efficiency. A chef's kitchen awaits, complete with granite counters, a kitchen island, massive pantry, and loads of counter and cabinet space. There's also a separate formal dining area, for when friends come by for a meal. Enjoy gatherings in the expansive living area, or unwind in the downstairs rec room, with refreshments served from the dedicated bar area. The fully finished basement provides versatility—perfect for an exercise room, a home theatre, or guest accommodations. Outside, discover a beautifully landscaped yard while relaxing on the patio. Park in the detached double garage and walk to all the community has to offer, including parks, playgrounds, schools, shopping, and easy access to transit. All this and central air conditioning for year-round comfort, this residence is a truly exceptional opportunity to experience upscale living in the inner city. Don't miss the chance to take a look, book a showing with your favourite realtor today!

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of REMAX Innovations. Information is believed to be reliable but not guaranteed.