

# \$1,349,900 - 2020 25 Avenue Sw, Calgary

MLS® #A2206002

**\$1,349,900**

4 Bedroom, 4.00 Bathroom, 2,278 sqft  
Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SATURDAY, APRIL 5TH FROM 1-3 PM & SUNDAY, APRIL 6TH FROM 12:30-2 PM. 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          | \$1,349,900            |
| 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, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated |
| # of Garages   | 2  |

## Interior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |

## Listing Details

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

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