

\$1,450,000 - 2611 25 Street Sw, Calgary

MLS® #A2240356

\$1,450,000

6 Bedroom, 6.00 Bathroom, 2,571 sqft

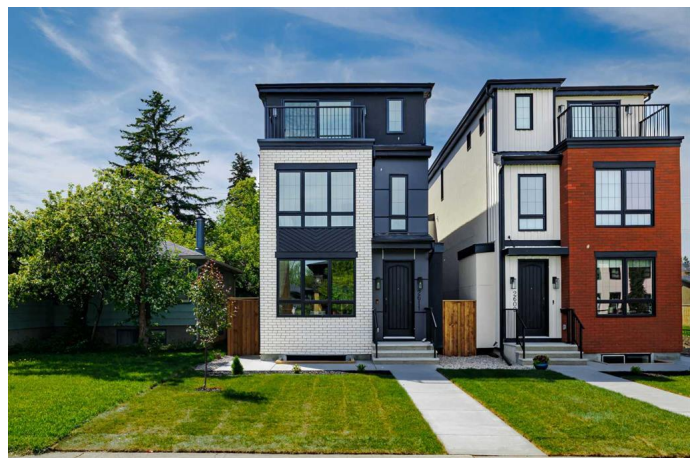
Residential on 0.07 Acres

Richmond, Calgary, Alberta

****OPENHOUSE - July 19, 12:00 pm to 2:00 pm & July 20, 12:00 pm to 2:00 pm ****
Discover unparalleled luxury and versatility in this magnificent Richmond residence, boasting over 3650 sqft of meticulously developed living space. Imagine hosting unforgettable gatherings in the elegant living room, anchored by a cozy gas fireplace. The gourmet kitchen is a culinary masterpiece, featuring sleek Silestone Helix polished countertops and a premium Jennair appliance package (over \$32,000 value)â€”ready for your next culinary adventure.

The main dwelling offers exceptional family comfort with five spacious bedrooms. The second floor presents a versatile layout, including a secondary primary bedroom with a 4-piece ensuite, ideal for extended family or guests, alongside two additional bedrooms perfect for home offices or quiet study. Ascend to the third-floor sanctuary: a luxurious primary suite complete with a spa-inspired ensuite and a private patio offering captivating downtown skyline views.

Every detail in this home speaks to quality, from the gleaming hardwood floors and quartz countertops to the soaring vaulted ceilings. Step outside to a private composite deck, perfect for summer evenings, and enjoy the vibrant Richmond community with its parks, schools, and effortless downtown access.



Adding to the allure is a legal 1-bedroom carriage house above the double garage. This flexible space is an incredible asset, providing significant income potential as a long-term or short-term rental, or offering private accommodation for guests or family. Practical amenities like 200 amp electrical service, 220v garage rough-in, and included air conditioning ensure comfort and convenience. This isn't just a home; it's where your family's next chapter of cherished memories begins.

Built in 2023

Essential Information

MLS® #	A2240356
Price	\$1,450,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	2,571
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	2611 25 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h 1n3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Built-in Features, Double Vanity, High Ceilings, See Remarks, Vaulted Ceiling(s), Wet Bar, Wired for Data

Appliances Central Air Conditioner, Dishwasher, Microwave, Range Hood, Washer/Dryer, Built-In Electric Range, Built-In Refrigerator, Gas Range

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard

Lot Description Back Yard, Interior Lot, Landscaped

Roof Asphalt Shingle

Construction Stucco, Brick, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2025

Days on Market 49

Zoning R-CG

Listing Details

Listing Office CIR Realty

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.