

# \$730,000 - 3, 1926 25a Street Sw, Calgary

MLS® #A2203620

**\$730,000**

3 Bedroom, 4.00 Bathroom, 1,479 sqft  
Residential on 0.00 Acres

Richmond, Calgary, Alberta

Experience the perfect fusion of modern sophistication and functional design in this exquisite luxury townhome, offering over 2,100 sq. ft. of meticulously designed, FULLY AIR-CONDITIONED living space. Ideal for professionals, this residence epitomizes an elevated lifestyle in beautiful community of Richmond.

Upon entering, youâ€™re greeted by a grand foyer that sets the tone for the spacious, luxury interior. The open-concept main level exudes refinement and warmth, featuring custom built-ins and an eye-catching stone fireplace, complete this with a flat-screen TV for your enjoyment. Elegant hardwood floors flow seamlessly throughout the main floor.

At the heart of this home lies a chef-inspired kitchen, with a Gas stove! A true centerpiece that boasts top-of-the-line stainless-steel smart appliances, stunning quartz countertops, custom cabinetry, and an invaluable pantry. The adjoining dining area is perfect for hosting spirited gatherings or enjoying intimate dinners.

Ascend to the upper level, where youâ€™ll find two generously sized bedrooms, each featuring its own luxurious ensuite. This design caters to both homeowners and professional roommates seeking privacy and comfort. A skylight above the open staircase floods both levels with natural light, amplifying the



home's airy feel. The Primary Bedroom feature a balcony and a huge jetted tub.

The fully developed lower level is where the magic happens! Enjoy movie nights or entertaining guests in style with a state-of-the-art home theatre system featuring a projector ready set up. The built-in bar with a bar fridge creates the ultimate entertainment hub for game days or cozy evenings with friends.

Step outside to discover a fully fenced west-facing front yard, complete with a BBQ gas-line perfect for afternoon cocktails and a great space for your pets to roam freely. Plus, a single-detached garage provides security and year-round protection for your vehicle.

This exceptional home is part of a well-managed, PET-FRIENDLY community, offering a rare opportunity to own a luxury residence in Calgary's vibrant inner city. Don't miss out schedule your private viewing today!

Built in 2018

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2203620      |
| Price          | \$730,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,479         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |

Style 2 Storey  
Status Active

### Community Information

Address 3, 1926 25a Street Sw  
Subdivision Richmond  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3E 1Y5

### Amenities

Amenities None  
Parking Spaces 1  
Parking Garage Door Opener, Garage Faces Rear, Single Garage Detached  
# of Garages 1

### Interior

Interior Features Jetted Tub, Kitchen Island, Wet Bar  
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, BBQ gas line, Private Yard  
Lot Description Back Lane, Front Yard, Landscaped  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 18th, 2025  
Days on Market 30

Zoning M-C1

## **Listing Details**

Listing Office eXp Realty

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