

# \$1,449,000 - 2012 25 Street Sw, Calgary

MLS® #A2233264

**\$1,449,000**

4 Bedroom, 4.00 Bathroom, 2,058 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

EXCLUSIVE PRE-SALE OPPORTUNITY â€” LUXURY HOME â€” WITH TIME TO SELECT YOUR OWN FINISHES. Introducing a bold and timeless masterpiece by Moon Homes â€” a high-end pre-sale opportunity in the coveted inner-city community of Richmond. Located on sought-after 25th Street SW, mere steps from the dynamic lifestyle and amenities of Killarney. This architectural gem blends dramatic curb appeal with functional elegance, offering over 2,850+ sq ft of total living space, soaring ceilings on all levels â€” including rare 9-ft ceilings in the fully developed basement â€” and the unmatched opportunity to choose your own designer finishes. Step inside to a grand foyer anchored by a custom wall niche â€” perfect for art or statement décor â€” and enclosed space at the front of the home for a home office or den. Beside a well-placed powder room offers guests both convenience and privacy, finished with curated fixtures and timeless design. The main level stuns with 10-ft ceilings, oversized windows, and rich textures throughout. The formal dining area is enhanced by wall panelling, flowing seamlessly into a jaw-dropping kitchen designed to impress: a 12-ft waterfall quartz island, built-in professional appliances, integrated toe-kick lighting, under-cabinet illumination, and premium millwork that speaks to the highest level of craftsmanship. The open-concept living space features a multi-tiered gas fireplace framed with detailed paneling and integrated lighting, while the rear



mudroom delivers function with style, offering a clever half-wall layout and built-in storage. Every square inch is thoughtfully designed and drenched in natural light, with custom designer fixtures elevating the space at every turn. Upstairs, 9-ft ceilings and an extended hallway lead into a show-stopping primary retreat with three stunning architectural windows that wash the room in natural light. The ensuite rivals any luxury spa with a steam shower, free-standing soaker tub, in-floor heated tile, dual vanities, and designer tilework throughout. Dual walk-in closets offer built-in organization and abundant storage. Two additional upper bedrooms each feature private ensuites and walk-in closets. A spacious laundry room with upper cabinetry and linen storage completes the level. Strategically placed skylights enhance the openness of the upper level. The fully finished basement is a true extension of luxury living with 9-ft ceilings, a massive rec/media room, sleek wet bar, full 3-piece bathroom, and a versatile flex space ideal for a gym, home theatre, or playroom. A fourth bedroom with ample closet space completes this exceptional layout. Set on a quiet street near top schools, parks, and amenities, this home offers a rare combination of high design, inner-city convenience, and pre-sale flexibility. Renderings shown are for illustrative purposes only and represent past Moon Homes finishes. Contact us now to book your private viewing!

Built in 2025

**Essential Information**

MLS® #	A2233264
Price	\$1,449,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,058
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2012 25 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1X2

### Amenities

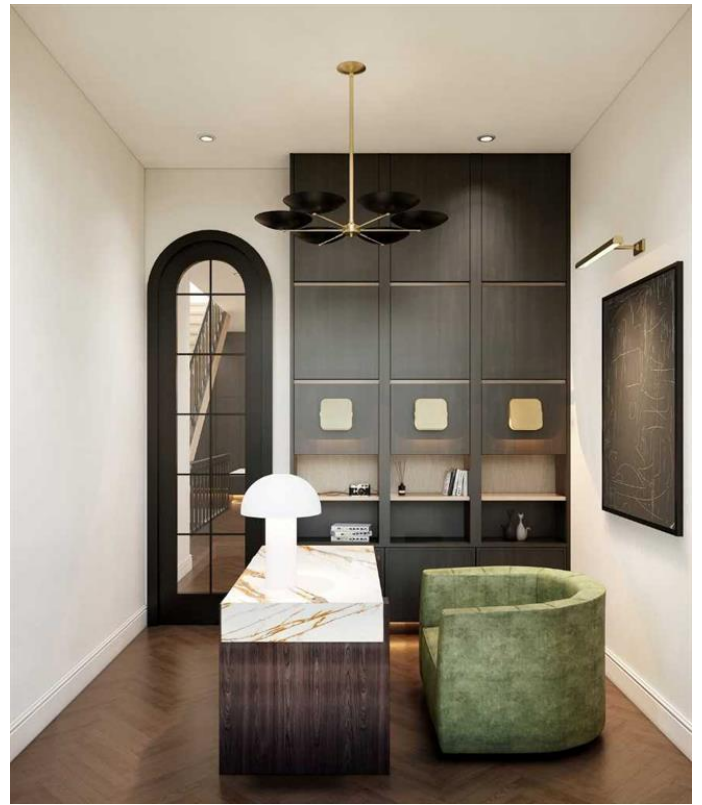
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Built-In Range, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer
Heating	Central, In Floor, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle



Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	eXp 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.