

\$1,399,900 - 2611 25 Street Sw, Calgary

MLS® #A2240356

\$1,399,900

6 Bedroom, 6.00 Bathroom, 2,571 sqft

Residential on 0.07 Acres

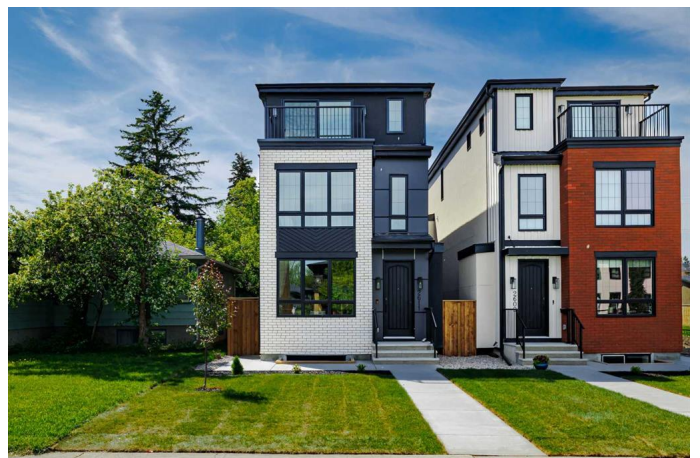
Richmond, Calgary, Alberta

| 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	\$1,399,900
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	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer, Built-In Electric 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	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	95
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.