

# \$875,000 - 2811 25 Street Sw, Calgary

MLS® #A2235852

## \$875,000

4 Bedroom, 3.00 Bathroom, 1,563 sqft  
Residential on 0.14 Acres

Richmond, Calgary, Alberta

Step into timeless style and everyday comfort in this tastefully updated bungalow, perfectly nestled on a park-like double lot in the desirable inner-city community of Richmond. This is a rare opportunity to secure an executive-level family home that seamlessly blends modern updates with classic charm — all on a generous 50' x 125' lot. From the moment you walk through the front door, you'll feel the thoughtful design and quality renovations that make this home stand out. The spacious foyer and mudroom are complete with custom built-in lockers and thoughtful storage — a dream for busy families. Rich hardwood and tile floors flow throughout the main level, setting a warm and welcoming tone. At the heart of the home is the stunning sunken living room, anchored by a classic wood-burning fireplace with beautiful stonework — the perfect cozy spot to gather on cool Calgary evenings. The open-concept kitchen and dining area are made for entertaining, featuring stainless steel appliances, an abundance of cabinetry, and in-floor heat for that extra touch of comfort during the winter months. Large windows fill the space with natural light and offer a serene view of your private backyard oasis. The primary suite is a true retreat, complete with oversized windows, a generous closet, and a stylish 3-piece ensuite with a large vanity and corner shower. Two additional bedrooms on the main level are spacious and bright, ideal for kids, guests, or a home office. A renovated



4-piece main bath adds function and flair for the whole family. Head downstairs to discover a fully developed lower level with so much flexible space. Enjoy movie nights or game days in the expansive recreation and media area. A large fourth bedroom with custom built-ins and a Murphy bed is perfect for overnight guests or a teen needing extra privacy. A second full bathroom with an oversized tiled steam shower provides a spa-like experience you'll appreciate after a long day. The backyard is truly an extension of your living space. Mature landscaping, an aggregate patio, and a custom-made BBQ area invite you to host summer gatherings or relax under the stars. The oversized single garage (24 x 18) with a double-wide door and extra paved parking pad (29'6 x 23'2 - perfect for an RV) complete the package. Located on a quiet street in sought-after Richmond, you're close to schools, parks, and just minutes from all the shops and restaurants of vibrant Marda Loop. This property offers incredible value and possibilities. Don't miss your chance to own a one-of-a-kind inner-city gem that combines character, functionality, and an unbeatable location - book your private tour today and see why this is the perfect place to call home!

Built in 1949

## Essential Information

MLS® #	A2235852
Price	\$875,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,563
Acres	0.14
Year Built	1949
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2811 25 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Y1

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Few Trees, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 2nd, 2025
-------------	----------------

Days on Market	13
Zoning	DC (pre 1P2007)

## **Listing Details**

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

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.