

# \$1,299,000 - 2010 25 Avenue Sw, Calgary

MLS® #A2252239

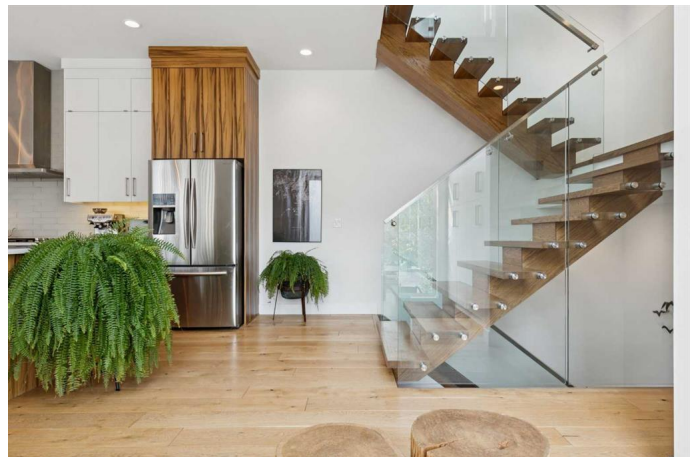
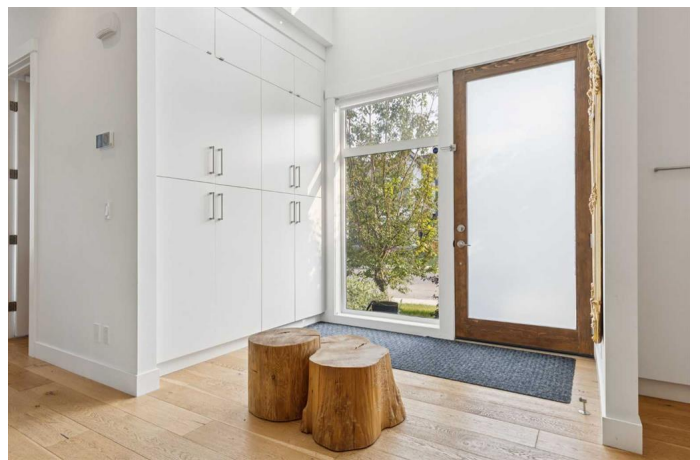
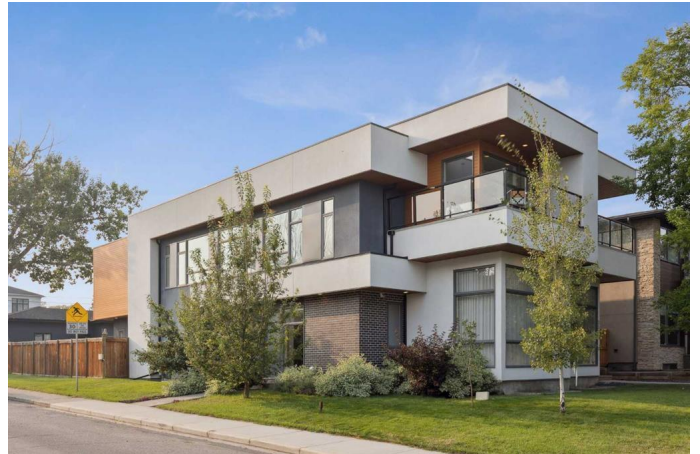
**\$1,299,000**

4 Bedroom, 4.00 Bathroom, 2,772 sqft

Residential on 0.10 Acres

Richmond, Calgary, Alberta

This executive two-storey WITH LOFT offers 3,959 ft<sup>2</sup> of luxury living on the LARGEST duplex-lot in the neighbourhood! Set on a sun-filled corner, the property spans 180 ft deep with a WEST-FACING backyard and over 750 ft<sup>2</sup> of deck space. Step inside and your eyes are immediately drawn to the patio doors, where CASCADING LIGHT fills the living room. Built-in bookcases flank a tiled gas fireplace, creating the perfect focal point for gatherings. The kitchen is both stunning and functional, anchored by a 14-FT QUARTZ ISLAND, high-end appliances, and custom cabinetry. Wide-plank hardwood, 10-FT CEILINGS, and a dramatic open-riser monorail staircase complete the main floor, while a front office with soaring 14-ft ceilings adds flexibility for work or study. Upstairs, the primary retreat boasts an amazing walk-through closet with custom organizers and a spa-inspired 5-pc ensuite featuring heated floors, a freestanding tub, and a glass shower. Two additional bedrooms with walk-in closets, a full bathroom, and a laundry room finish this level. A few steps higher, the loft offers a versatile space with its own balcony, perfect for fresh air and relaxation. The fully developed basement expands your living space with a rec room, wet bar, wine cellar, guest bedroom, full bathroom, and a flex room. Outdoors, enjoy the massive deck which was designed for entertaining in the landscaped yard. The double garage is accented by a wide paved alley, making access clean, smooth and convenient. Extras



such as central air provide comfort in the hot summer months, while in floor heat in the basement creates a cozy living space in the winter. Set just steps from a PLAYGROUND, and on the corner of RICHMOND'S MOST COVETED STREETS, the location can't be beat. Close to SCHOOLS, and an off-leash dog park, this property blends LUXURY, LIFESTYLE, and LOCATION in one of the community's most sought-after settings.

Built in 2015

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2252239               |
| Price          | \$1,299,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,772                  |
| Acres          | 0.10                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2010 25 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1A7           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, BBQ gas line, Lighting

Lot Description Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Metal Siding, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 4th, 2025

Days on Market 14

Zoning R-CG

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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