2025 25 Street SW

Calgary | Active | MLS® A2353907

$2,099,900









Bedrooms	Bathrooms	Year Built	Living area
6	**5**	**2027**	**3,172.29 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bravo Realty

A closer look

(Construction has begun, left side is sold & only last one available) A rare pre-sale opportunity in the heart of Richmond with a west-facing backyard, triple-car garage, six bedrooms, 11-foot main-floor ceilings, and the opportunity to personalize interior finishes. This home offers 3,172 sq. ft. above grade, 6 BEDROOMS total, 4.5 bathrooms, two air-conditioning systems and a fully developed basement with in-floor heating. The main floor opens to a great foyer, and hardwood flooring throughout the main and second floors. A private office includes built-in cabinetry and display shelving, while the formal dining room features custom cabinetry, large windows, and a brass chandelier. The kitchen is built around an impressive 11-foot island, white oak cabinetry, reeded glass insert cabinets, white accents and designer hardware. High-end JennAir appliances include a 48-inch gas range and built-in panelled refrigerator. A fully equipped butler's pantry offers a sink, beverage refrigerator and additional cabinetry, with a separate walk-in dry pantry for everyday storage. The breakfast nook and living room span the rear of the home, featuring additional cabinetry and shelving, where large windows overlook the west-facing backyard. The living room features a fluted-tile fireplace framed by custom oak cabinetry, shelving and picture lighting. The main living area opens onto an oversized composite deck and a large backyard. A mudroom connects to the triple garage and includes closed storage and tile flooring, while a gas rough-in allows for a future garage heater. The powder room is finished with a custom oak vanity, stone countertop, chevron wallpaper and vintage-brass sconces. Upstairs are four bedrooms, or a chance to convert to three bedrooms and a loft. High ceilings in the primary bedroom, custom wood panels, a wallpaper-finished feature wall, and a fully fitted oversized walk-in closet featuring custom cabinetry, drawers, shelving and integrated lighting. The ensuite has heated floors, a freestanding soaker tub, floor-mounted filler, oversized curbless heated tiled steam shower with bench, dual vanity, finished with brass fixtures and large format tile. Three additional bedrooms are complemented by well-appointed bathrooms and generous closets. An optional bonus room provides space for a family lounge or playroom. The upper laundry room includes a sink, folding counter, hanging space and cabinetry. The fully developed basement offers two bedrooms, a full bathroom and in-floor heating throughout. A large recreation and lounge area includes custom media cabinetry, a full wet bar and a waterfall island, beverage refrigeration, statement tile and designer lighting, a glass-front wine room and a dedicated gym. Located close to the shops, restaurants and cafés of Marda Loop and 17th Avenue. Quick access to Crowchild Trail provides an easy connection to downtown, the University of Calgary, and Foothills Medical Centre. Call today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353907
Bedrooms	6
Bathrooms	5
Year Built	2027
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,172.29 sq. ft.
Main Level Finished Area:	1,514.58 sq. ft.
Upper Level Finished Area:	1,657.71 sq. ft.
Below Grade Finished Area:	1,514.58 sq. ft.
Acreage:	No
Lot Area:	4,682 sq. ft.
Lot Frontage:	37'7¼"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2027 (Age: -)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	2611404
Heating:	Fireplace(s), Forced Air

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Concrete, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Richmond
Appliances:	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 29'6" × 12' ·
Main Floor	Dining Room · 12'8" × 11'4" ·
Main Floor	Entrance · 15' × 5'10" ·

Main Floor	Office · 12'10" × 10'10" ·
Main Floor	Mud Room · 11' × 6'4" ·
Main Floor	Living Room · 17'2" × 16'8" ·
2nd Floor	Laundry · 12' × 6' ·
2nd Floor	Bedroom - Primary · 17'4" × 13'6" ·
2nd Floor	Bedroom · 12' × 11'6" ·
2nd Floor	Bedroom · 12' × 11'2" ·
2nd Floor	Bedroom · 12'4" × 10' ·
Basement	Game Room · 26'10" × 16' ·
Basement	Exercise Room · 16'4" × 10'8" ·
Basement	Furnace/Utility Room · 11'8" × 6' ·
Basement	Bedroom · 13'4" × 10'8" ·
Basement	Bedroom · 12'4" × 11' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2025-25-street-sw-calgary-a2353907/

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