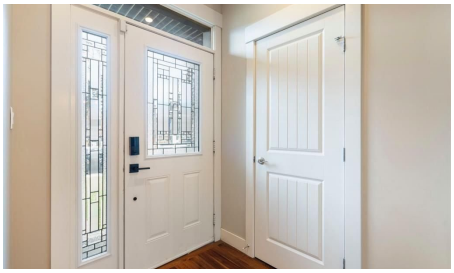
2618 25 Street SW

Calgary | Active | MLS® A2357405

$850,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2011**	**1,848 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Welcome home to the sought-after, inner city community of Richmond. Just minutes from downtown, 17th Ave and Marda Loop, this exceptional semi-detached home offers an amazing blend of elegance, space, and convenience. Boasting two stories and expansive living areas totalling 1848 square feet above grade, with a fully finished basement offering another 818 square feet of living space, this home provides ample room for both living and entertaining. Step inside to discover a thoughtfully designed layout featuring four bedrooms-three above grade and one below-and four bathrooms, including a luxurious five-piece ensuite bath adorned with granite counters, a separate shower and tub, and a dual-faced fireplace, making for a serene primary retreat. Hardwood floors flow seamlessly across the main level, while vinyl windows ensure abundant natural light and energy efficiency. A chef's kitchen awaits, complete with granite counters, a kitchen island, massive pantry, and loads of counter and cabinet space. There's also a separate formal dining area, for when friends come by for a meal. Enjoy gatherings in the expansive living area, or unwind in the downstairs rec room, with refreshments served from the dedicated bar area. The fully finished basement provides versatility-perfect for an exercise room, a home theatre, or guest accommodations. Outside, discover a beautifully landscaped yard while relaxing on the patio. Park in the detached double garage and walk to all the community has to offer, including parks, playgrounds, schools, shopping, and easy access to transit. All this and central air conditioning for year-round comfort, this residence is a truly exceptional opportunity to experience upscale living in the inner city. Don't miss the chance to take a look, book a showing with your favourite realtor today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357405
Bedrooms	4
Bathrooms	4
Year Built	2011
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,848 sq. ft.
Main Level Finished Area:	885.01 sq. ft.
Upper Level Finished Area:	962.8 sq. ft.
Below Grade Finished Area:	817.91 sq. ft.
Lot Area:	3,121 sq. ft.
Lot Frontage:	24'11"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2011 (Age: 15)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	5661O
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Richmond
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Dining Room · 10'3" × 7'10" ·
Main Floor	Family Room · 13'1" × 12'9" ·
Main Floor	Kitchen · 17'2" × 9'10" ·
Main Floor	Living Room · 20'4" × 12'4" ·
Upper Level	Bedroom · 11'1" × 10'11" ·
Upper Level	Bedroom · 10'2" × 9'10" ·
Upper Level	Laundry · 6' × 5'6" ·
Upper Level	Bedroom - Primary · 14'4" × 13'4" ·

Upper Level	Walk-In Closet · 9'7" × 9'2" ·
Basement	Other · 8'10" × 5'6" ·
Basement	Bedroom · 11'7" × 10'7" ·
Basement	Game Room · 21'9" × 15'6" ·
Basement	Furnace/Utility Room · 13' × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Patio, Porch
Lot Features:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2618-25-street-sw-calgary-a2357405/

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