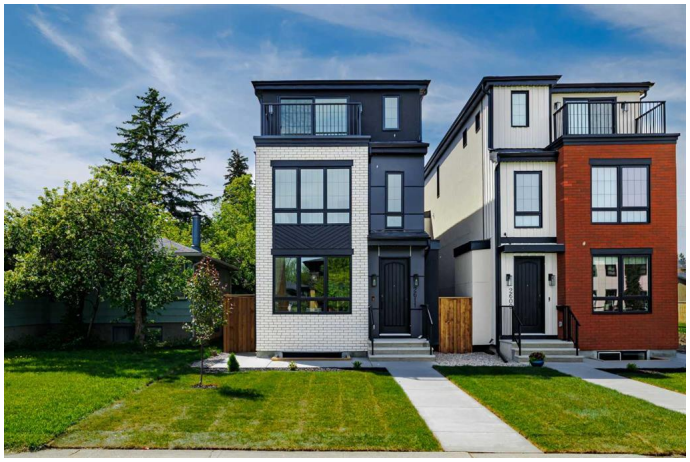
# $1,495,000 - 2611 25 Street Sw, Calgary

MLS® #A2240356

**$1,495,000**
6 Bedroom, 6.00 Bathroom, 2,571 sqft
Residential on 0.07 Acres



Richmond, Calgary, Alberta

**OPENHOUSE - July 19, 12:00 pm to 2:00 pm & July 20, 12:00 pm to 2:00 pm **| 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 | $1,495,000 |
| 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 Electric Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer |
| 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 | 20 |
| Zoning | R-CG |

## Listing Details

| | |
|---|---|
| Listing Office | CIR Realty |

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