

# \$889,987 - 2603 25 Street Sw, Calgary

MLS® #A2243294

**\$889,987**

4 Bedroom, 4.00 Bathroom, 1,848 sqft  
Residential on 0.07 Acres

Richmond, Calgary, Alberta

Enjoy the immediate benefits of solar power with your fully equipped, environmentally friendly home. As the new homeowner, you will benefit directly from the seller's investment in solar energy. The solar panel system has been fully operational for over 5 years, allowing you to enjoy virtually free electricity from your own power source grid. Upon entering this magnificent home, you are welcomed by gorgeous hardwood floors accented with ceramic tile, setting the tone for the elegant living space. The front living room is a perfect introduction to the home's warmth and charm. The heart of this home is a gargantuan, fully functional, gourmet-inspired kitchen, complete with a breakfast bar and spacious nook that flows effortlessly into the large family room - perfect for entertaining or relaxing. Built-in features and thoughtful highlights add convenience and style throughout. The chef's kitchen boasts endless counter space and bright, open windows that fill the space with natural light, enhancing your sense of well-being. The mudroom off the garage serves as a practical landing zone, ideal for everyday use. Upstairs, a beautifully crafted iron handrail leads you to the upper living quarters. Soaring vaulted ceilings elevate the luxurious primary bedroom, which features a stunning 6-piece spa-like ensuite. Unwind in the jetted hydrotherapy tub after a long day, or start your morning in the separate glass shower. A romantic double-sided fireplace adds warmth and ambiance to your



ensuite. Youâ€™ll also find two well-proportioned bedrooms and an amazing laundry room, complete with sink and ample cabinetry - an absolute bonus. The fully developed lower level includes in-floor heating, a fourth bedroom, a 4-piece bathroom, and a large family room perfect for movie nights or gatherings, complete with highlight-reel-worthy entertainment features. Additional upgrades include air conditioning, a built-in sound system, and a thoughtfully designed backyard with custom dog stairs and a dog run. Call today to book your private showing and experience this exceptional home for yourself! Drive buy 2603-25 St.S.W. Ask your Realtor in supplements for all info regarding solar electricity benefits.

Built in 2008

### Essential Information

MLS® #	A2243294
Price	\$889,987
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,848
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2603 25 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2E 1X7

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Rear Drive
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Solar Tube(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Insert, Bath, Double Sided, Family Room, Glass Doors, Master Bedroom, See Remarks
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage, Kennel
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Rectangular Lot, See Remarks, Street Lighting, Square Shaped Lot, Subdivided
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 29th, 2025
Days on Market	2
Zoning	R-CG

# Listing Details

Listing Office                      RE/MAX iRealty Innovations

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