

# \$1,085,000 - 2619 25a Street Sw, Calgary

MLS® #A2239458

**\$1,085,000**

4 Bedroom, 4.00 Bathroom, 2,085 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This stunning semi-detached home is thoughtfully designed for both everyday living and elevated entertaining. The main floor feels like a breath of fresh air with 10-foot ceilings, warm natural light, and a spacious layout that invites connection. Gather friends and family in the dining room, where a tray ceiling with wood detailing adds a touch of sophistication. The chef-inspired kitchen is the central hub, complete with a generously sized island, KitchenAid appliances, a butler's pantry, and seamless flow into the expansive living room—the perfect spot to unwind after a day at work or an evening stroll through the nearby Killarney dog park.

Upstairs, three bedrooms offer space for rest and rejuvenation. The primary suite is a private retreat, where a double-sided fireplace creates a cozy ambiance in both the bedroom and the spa-like ensuite, featuring a soaker tub and rainfall shower. A dedicated laundry room and additional full bathroom complete the upper level, adding everyday convenience.

When it's time to unwind or host movie nights, the fully finished basement awaits with a large media room, wet bar, guest bedroom, and another 4-piece bath. Outside, enjoy the west-facing backyard—an extension of your living space with low-maintenance artificial turf, an oversized patio, and a double garage off a paved alley.

This home has perks for every season, with central air conditioning for warm days and Gemstone programmable exterior lighting to



make every season sparkle.

Located within walking distance to Marda Loop, Luke's Drug Mart, Richmond & Killarney Schools, and Buffalo 9 Brewery, this home offers the best of both worlds: close to everything you need, yet tucked away on a peacefully quiet side street.

Built in 2017

### Essential Information

MLS® #	A2239458
Price	\$1,085,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,085
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2619 25a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E1Z3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Sump Pump(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, In Floor, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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