

# \$1,150,000 - 2427 25a Street Sw, Calgary

MLS® #A2242159

**\$1,150,000**

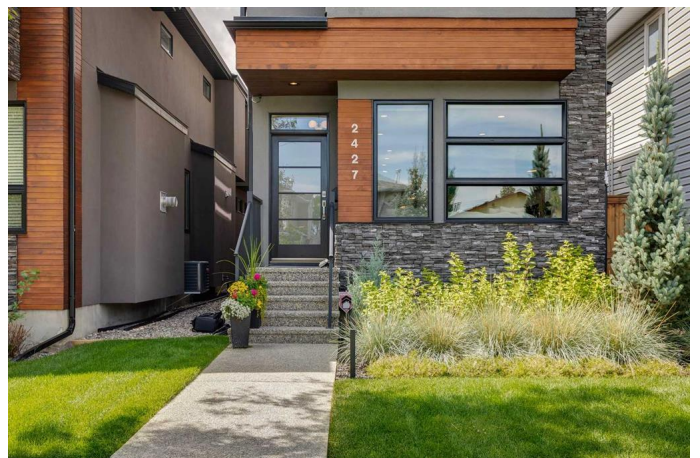
4 Bedroom, 4.00 Bathroom, 1,979 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

**\*\*Open House Sat, July 26 | 2:30â€“4 PM\*\***

Sleek + Stylish home originally built by Vicon Homes in outstanding Killarney location â€” Extensively renovated in 2024 with exceptional + obvious quality in every way! This detached gem sits on a professionally landscaped lot with gemstone lighting, irrigation system, a refinished deck (privacy screen) + an oversized heated double garage with full drywall, storage systems + even more storage. Every inch of this property has been thoughtfully curated for modern living. Step inside + feel the vibe. Youâ€™re greeted by 9-ft ceilings on both the main + lower levels, white oak floors, fresh paint top to bottom + sleek finishes throughout. The main floor offers an open concept living space with a spacious front living room, jaw-dropping custom design kitchen with attention to every detail including custom drawers, appliance garage, endless counter space + professional-grade appliances (Viking gas range + fridge + Bosch dishwasher), massive white oak island + feature shelving with built-in LED lighting. Chic dining area overlooking the pretty backyard + designated mudroom space. Upstairs there are 3 bedrooms + upper laundry (with drainage!). Vaulted-ceiling primary retreat with walk-in closet, spa en-suite with heated floors, soaker tub, dual vanities + walk-in shower with rain head faucet. The lower level is very appealing with polished acid-washed heated concrete floors, trendy built-in bar with wine + beverage fridges



spacious family room, full bath + a private guest bedroom, well maintained furnace + hot water tank. Central A/C, newer carpeting + designer lighting throughout, updated toilets. Very current high quality interior coupled with a beautifully + nicely matured exterior make this home a stunner.

Built in 2012

### **Essential Information**

MLS® #	A2242159
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,979
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2427 25a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Z1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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