



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2402 25A Street, Calgary T3E 1Z2**

MLS® #: **A2126160**

Area: **Richmond**

Listing Date: **04/26/24**

List Price: **\$775,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,907**

Year Built:

**2007**

Low Sqft:

Ttl Sqft:

**1,907**

Lot Information

Lot Sz Ar:

**3,121 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane, Back Yard, Corner Lot, Rectangular Lot  
Double Garage Detached**

DOM

**23**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey, Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Stucco, Wood Frame**

Flooring:

**Carpet, Hardwood, Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer**

Int Feat:

**Closet Organizers, Double Vanity, Kitchen Island, Pantry, Stone Counters, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 8`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 11`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 12`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`10" x 5`8"</b>
<b>Den</b>	<b>Main</b>	<b>10`10" x 9`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>8`0" x 5`4"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`10" x 6`7"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>17`6" x 6`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 12`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`0" x 11`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 9`5"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>13`2" x 11`1"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`3" x 10`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 2`10"</b>

3pc Bathroom 6pc Ensuite bath	Basement Upper	9`4" x 4`11" 15`0" x 8`9"	4pc Bathroom	Upper	8`3" x 5`0"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: R-C2				
Legal Desc:	56610	Remarks			
Pub Rmks:	2402 25a St SW - located on a quiet street in Richmond's family-friendly neighbourhood, boasting 3+2 bedrooms and 3.5 bathrooms. The spacious kitchen features ample storage space, including a separate pantry, a double wall oven, a built-in microwave, and a gas cooktop. What's more, unique stained glass window inserts between the den and hallway add to the distinctiveness of the property. The primary suite includes a large walk-in closet, five-piece ensuite with a double vanity, a stand-alone soaker tub, a water closet, and a glass-walled shower. The upper level comprises two generously sized bedrooms and a four-piece bathroom. On the lower level are two more bedrooms, a three-piece bathroom, a rec room, and additional storage. The home is down the street from a playground and a fully enclosed off-leash area. The community of Richmond has great schools and many opportunities for entertainment, retail, and dining, as well as lots of green space for outdoor fun and fitness. The community is easily walkable or bikeable, has excellent access to transit, and is a quick drive onto Crowchild Trail for a simple commute downtown or throughout the city.				
Inclusions:	None				
Property Listed By:	RE/MAX Real Estate (Central)				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









