



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:

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

Access:

Lot Feat:

Back Lane,Back Yard,Corner Lot,Rectangular Lot

Park Feat:

Double Garage Detached

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

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
Legal Desc:

Zoning:
R-C2

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:
Property Listed By:

None
RE/MAX Real Estate (Central)

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





