



THE
A-TEAM

**RE/MAX
FIRST**

2611 25 Street, Calgary t3h 1n3

MLS®#: **A2187502**

Area: **Richmond**

Listing Date: **01/16/25**

List Price: **\$1,680,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**

General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,597**

Low Sqft:

Ttl Sqft: **2,597**

Lot Information

Lot Sz Ar: **3,121 sqft**

Lot Shape:

DOM

16

Layout

Beds: **6 (4 2)**

Baths: **5.5 (5 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**



MINIMAL



CONTEMPORARY



ELEVATED



LORI SELLMER
designer

CONCEPT BOARD

2611 25th Street - Left Side Residence

Access:

Lot Feat: **Back Yard,Interior Lot,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Brick,Composite Siding,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Refrigerator,Dishwasher,Gas Range,Microwave,Range Hood,Washer/Dryer**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,See Remarks,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`5"	Dining Room	Main	14`0" x 10`0"
Foyer	Main	13`9" x 6`0"	Kitchen	Main	14`4" x 11`8"
Mud Room	Main	8`3" x 5`8"	4pc Bathroom	Second	9`3" x 7`4"
4pc Ensuite bath	Second	11`0" x 7`4"	Bedroom - Primary	Second	15`2" x 16`0"
Bedroom	Second	10`11" x 9`11"	Bedroom	Second	10`11" x 9`10"
5pc Ensuite bath	Third	13`4" x 16`1"	Bedroom - Primary	Third	16`4" x 16`1"
Walk-In Closet	Third	15`6" x 7`5"	4pc Bathroom	Basement	8`2" x 5`0"
Bedroom	Basement	12`10" x 14`7"	Game Room	Basement	14`7" x 16`2"

Bedroom	Suite	10`8" x 9`6"	4pc Bathroom Legal/Tax/Financial	Suite	9`0" x 5`9"
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Title: Fee Simple	Zoning: R-CG
Legal Desc:	56610

Remarks

Pub Rmks: | **Main Dwelling - 5 Beds, 4.5 Bathrooms | LEGAL Carriage Suite - 1 Bed, 1 Bath | Imagine the laughter echoing through this stunning Richmond residence as your family settles in. This exquisite home boasts over 3400 sqft of developed living space, offering an unparalleled lifestyle. Entertain guests in the well-designed living room featuring a cozy gas fireplace. The heart of the home is undoubtedly the chef's dream kitchen, complete with Silestone Helix polished countertops and full Jennair appliance package (valued over \$32,000), where culinary masterpieces are easily created. Meanwhile, family/friends or children will delight in having 5 spacious bedrooms, including a second primary bedroom on the second floor with a 4-piece ensuite, perfect for sleepovers or quiet study time. Two additional bedrooms on this floor can easily double as home offices, providing flexibility for everyone. Ascend to the third floor, where the ultimate retreat awaits: a primary bedroom suite with a spa-like ensuite and a private patio offering breathtaking downtown skyline views. High-end finishes throughout, including hardwood floors, quartz countertops, and vaulted ceilings, add a touch of elegance. Enjoy summer evenings on the private yard with a composite deck, while the vibrant Richmond community offers parks, schools, and easy access to downtown. This home also features a 1-bedroom carriage house above the double garage. This versatile space can be used as a long-term or short-term rental, providing a valuable income stream. Alternatively, it's perfect for accommodating guests or family members who are visiting. Practical features include 200 amps of electrical service and 220v rough-in for the garage, providing flexibility for future needs. Air conditioning is included to ensure year-round comfort. This is more than just a house; it's a place to create lasting memories.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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



KITCHEN CONCEPT - 3D VIEW
9611 95th Street - Left Side Residence



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KITCHEN CONCEPT - FLOOR PLAN
9611 95th Street - Left Side Residence

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FIREPLACE CONCEPT - 3D VIEW
9611 95th Street - Left Side Residence

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POWDER ROOM SELECTIONS
2611 25th Street - Left Side Residence

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MUD ROOM SELECTIONS
2611 25th Street - Left Side Residence

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PRIMARY ENSUITE CONCEPT - 3D VIEW
2611 25th Street - Left Side Residence

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PRIMARY ENSUITE CONCEPT - FLOOR PLAN
2609 25th Street - Right Side Residence

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KITCHEN SELECTIONS
2611 25th Street - Left Side Residence

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PRIMARY ENSUITE SELECTIONS
2611 25th Street - Left Side Residence

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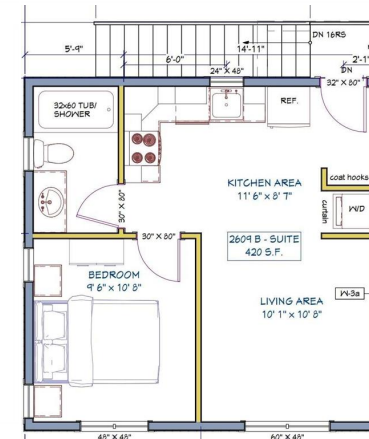
MAIN | BASEMENT BATHROOM SELECTIONS
2611 25th Street - Left Side Residence

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SECONDARY ENSUITE SELECTIONS
2611 25th Street - Left Side Residence

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2611 25 St SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 2997.12 sq ft



3rd Floor
Exterior Area 702.53 sq ft



Basement (Below Grade)
Exterior Area 620.25 sq ft



2611 25 St SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 2997.12 sq ft



Main Floor
Exterior Area 603.75 sq ft



2nd Floor
Exterior Area 689.55 sq ft

