



THE
A-TEAM

**RE/MAX
FIRST**

1926 25A Street #3, Calgary T3E 1Y5

MLS® #: **A2203620**

Area: **Richmond**

Listing Date: **03/18/25**

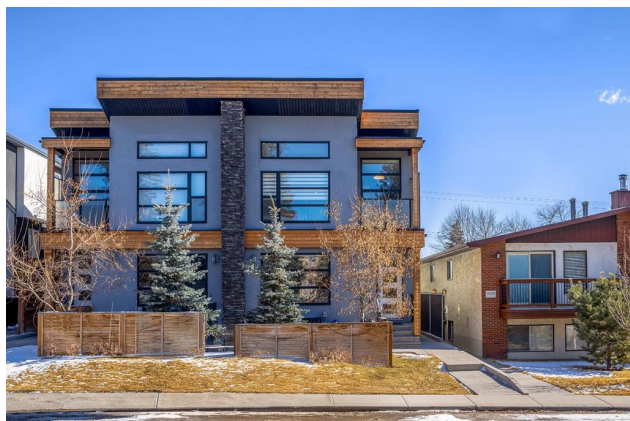
List Price: **\$730,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,479**
Low Sqft:
Ttl Sqft: **1,479**

DOM

34

Layout

Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Lane,Front Yard,Landscaped
Garage Door Opener,Garage Faces Rear,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction:

Stone,Stucco,Wood Frame,Wood Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator

Int Feat:

Jetted Tub,Kitchen Island,Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	48`7" x 79`1"
Dining Room	Main	23`11" x 41`0"
4pc Ensuite bath	Upper	21`8" x 26`7"
Bedroom	Upper	39`9" x 29`10"
4pc Bathroom	Basement	13`6" x 29`10"
Game Room	Basement	50`6" x 80`5"

Room	Level	Dimensions
2pc Bathroom	Main	13`6" x 16`5"
Kitchen	Main	39`8" x 40`8"
5pc Ensuite bath	Upper	26`7" x 54`6"
Bedroom - Primary	Upper	39`8" x 44`11"
Bedroom	Basement	44`11" x 34`9"
Furnace/Utility Room	Basement	19`0" x 52`6"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$200		Fee Simple		M-C1
		Fee Freq:		
		Monthly		
Legal Desc:	1910927;3			
		Remarks		
Pub Rmks:	<p>Experience the perfect fusion of modern sophistication and functional design in this exquisite luxury townhome, offering over 2,100 sq. ft. of meticulously designed, FULLY AIR-CONDITIONED living space. Ideal for professionals, this residence epitomizes an elevated lifestyle in beautiful community of Richmond. Upon entering, you're greeted by a grand foyer that sets the tone for the spacious, luxury interior. The open-concept main level exudes refinement and warmth, featuring custom built-ins and an eye-catching stone fireplace, complete this with a flat-screen TV for your enjoyment. Elegant hardwood floors flow seamlessly throughout the main floor. At the heart of this home lies a chef-inspired kitchen, with a Gas stove! A true centrepiece that boasts top-of-the-line stainless-steel smart appliances, stunning quartz countertops, custom cabinetry, and an invaluable pantry. The adjoining dining area is perfect for hosting spirited gatherings or enjoying intimate dinners. Ascend to the upper level, where you'll find two generously sized bedrooms, each featuring its own luxurious ensuite. This design caters to both homeowners and professional roommates seeking privacy and comfort. A skylight above the open staircase floods both levels with natural light, amplifying the home's airy feel. The Primary Bedroom feature a balcony and a huge jetted tub. The fully developed lower level is where the magic happens! Enjoy movie nights or entertaining guests in style with a state-of-the-art home theatre system featuring a projector ready set up. The built-in bar with a bar fridge creates the ultimate entertainment hub for game days or cozy evenings with friends. Step outside to discover a fully fenced west-facing front yard, complete with a BBQ gas-line—perfect for afternoon cocktails and a great space for your pets to roam freely. Plus, a single-detached garage provides security and year-round protection for your vehicle. This exceptional home is part of a well-managed, PET-FRIENDLY community, offering a rare opportunity to own a luxury residence in Calgary's vibrant inner city. Don't miss out—schedule your private viewing today!</p>			
Inclusions:	NA			
Property Listed By:	eXp Realty			

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











