

2427 25A Street SW  
Calgary, Alberta

MLS # A2242159



# \$1,150,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,979 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

**Features:** Bar, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Basement Bar Fridges, Kitchen Bar Stools

**\*\*Open House Sat, July 26 | 2:30&ndash;4 PM\*\*** Sleek + Stylish home originally built by Vicon Homes in outstanding Killarney location &mdash; 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. You&rsquo;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.