

# \$1,195,000 - 2831 25a Street Sw, Calgary

MLS® #A2226300

**\$1,195,000**

5 Bedroom, 4.00 Bathroom, 2,062 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Tucked along a tree-lined street in KILLARNEY, this NEWLY BUILT luxury infill is a masterclass in thoughtful design and upscale comfort. From the moment you step through the front door, you'll feel the difference. SOARING 10' CEILINGS, wide-plank white oak engineered hardwood, custom millwork, upscale designer lighting, and natural light pouring through oversized windows create a bright, inviting atmosphere that feels as elegant as it is livable! The front dining room, framed by large windows and detailed French panelling, is perfect for morning coffee or entertaining. At the heart of the home, the chef-inspired kitchen blends function with refined style. Top-tier FISHER & PAYKEL APPLIANCES, including a gas range and double-drawer dishwasher, pair with sleek quartz counters, a large island, and custom-built hood fans and cabinets that elevate the space. The living room anchors the rear of the home, with more French panelling and a contemporary fireplace that adds warmth with a designer mantle and large profile tile, while arched built-ins with wall-mounted lighting frame the fireplace beautifully. Sliding glass doors open to a WEST-FACING CONCRETE PATIO with a BBQ gas line, ideal for summer nights in the sun. Around the corner, a spacious mudroom with built-in bench and cabinetry keeps things organized, and a stylish powder room adds a dose of designer flair. Upstairs, a black iron and white oak staircase leads to three



bedrooms, a full laundry room, and two luxe bathrooms. The primary suite is a true retreat, featuring VAULTED CEILINGS, a MASSIVE WALK-IN CLOSET with custom shelving, and a spa-like ensuite with HEATED FLOORS, dual sinks, a free-standing soaker tub, and a fully tiled oversized shower with frameless glass. Both additional bedrooms are bright and spacious with built-in closets and share access to a stunning 5-PIECE BATH with dual sinks and a tiled tub/shower combo. A large upper laundry room with sink and storage completes this level. Downstairs, the fully developed basement offers incredible versatility. Youâ€™ll find two more bedrooms (one of which is the perfect gym space), a modern 4-piece bath, and a large rec space thatâ€™s easily adaptable as a games room, media lounge, or even future kitchen area with a full bar complete with sink, dishwasher, fridge, and quartz counters. Thereâ€™s a separate entrance and a second laundry space, too! Easily convert this into a mother-in-law space, use it for a live-in nanny, or other multi-generational living arrangements! Located in the heart of Killarney, you're just a short walk to Killarney School (Kâ€™s Montessori), École Holy Name (French Immersion), and Kildare Park. The Killarney Aquatic & Rec Centre is five minutes away, along with, Safeway, and Walmart for easy errands. Grab coffee or dinner along 17th Ave, or hop on the LRT at Westbrook Station for a quick ride downtown. With nearby playgrounds, schools, and easy access to Crowchild and Bow Trail, the location truly checks all the boxes.

Built in 2024

**Essential Information**

MLS® #	A2226300
Price	\$1,195,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,062
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2831 25a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Z5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt
Construction	Brick, Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	10
Zoning	DC (Pre 1P2007)

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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