

# \$1,239,000 - 2831 25a Street Sw, Calgary

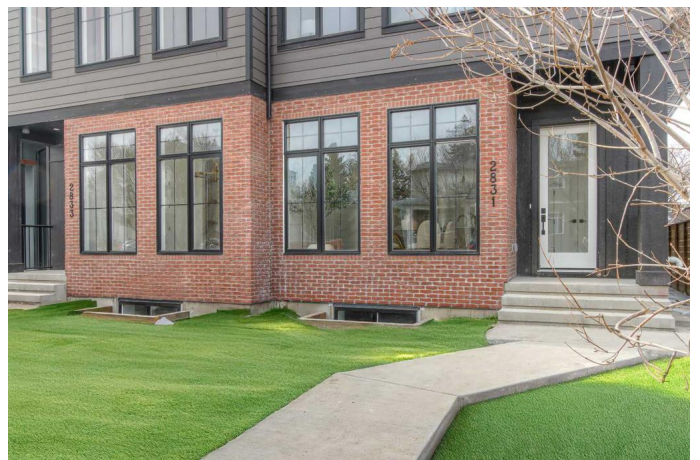
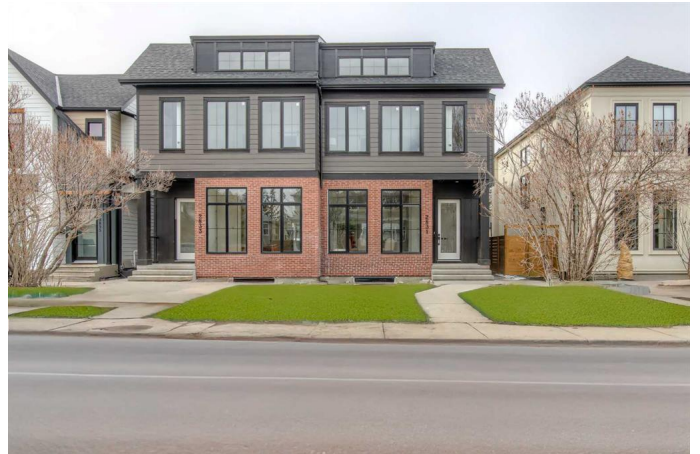
MLS® #A2198895

**\$1,239,000**

5 Bedroom, 4.00 Bathroom, 2,048 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this brand-new masterpiece built by industry leader Sangra Developments. The moment you step inside, you'll be captivated by the perfect blend of luxury and comfort, with an expansive open-concept design that invites effortless flow. Soaring 10' ceilings, beautiful white oak engineered hardwood floors, upscale lighting fixtures, and exquisite designer details set the tone, all enhanced by an abundance of natural light flowing through oversized windows, highlighting the spacious layout and creating an inviting, airy atmosphere. The front dining area offers an elegant setting for both intimate meals and grand entertaining. The chef-inspired kitchen is a true showstopper, combining beauty and functionality with top-tier Fisher & Paykel appliances, including a gas range, a custom-built hood fan, custom cabinetry, and sleek quartz countertops. Whether you're cooking or simply admiring the space, this kitchen is a culinary dream. Relax in the inviting living room, where a contemporary fireplace creates the perfect atmosphere. Glass sliders seamlessly open to the expansive concrete patio, complete with a gas line for effortless outdoor living and entertaining. The main floor also features a spacious mudroom and a stylish powder room, adding both practicality and flair. Upstairs, the white oak and black iron staircase leads to the private sleeping quarters. The primary suite is a true retreat, with soaring vaulted ceilings, a massive walk-in closet, and a spa-like ensuite



with heated floors, dual sinks, a deep soaker tub, and a separate shower. The two additional bedrooms on this level are generously sized and bright, sharing a luxurious 5-piece bathroom. A well-appointed laundry room with a sink completes the upper floor. The fully developed basement offers a versatile space, featuring two additional bedrooms, a modern 4-piece bath, and a large recreation area with a bar or potential future kitchen area. This level is roughed in for a legal suite (subject to city permits and approvals) with a private side entrance, and separate laundry. Outside, enjoy the sunny west-facing exposure from the back patio, perfect for barbecues or lounging in the sun while you enjoy the landscaped yard. The oversized double detached garage provides ample storage and plenty of space for all your needs. Perfectly situated in a vibrant community, this home is just minutes from trendy shops, restaurants, and the scenic Bow River. Active lifestyles will thrive with easy access to Killarney Pool, the Killarney Community Association, parks, schools, and playgrounds. Downtown is only a short distance away, offering the ideal blend of tranquility and urban connectivity.

Built in 2025

### **Essential Information**

MLS® #	A2198895
Price	\$1,239,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,048
Acres	0.07
Year Built	2025

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	T3E1Z5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Insulated, Alley Access, Paved
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Gas Oven, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Courtyard, Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 6th, 2025

Days on Market 33

Zoning DC

### **Listing Details**

Listing Office CIR Realty

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