# \$2,200,000 - 2224 25 Street Sw, Calgary

MLS® #A2262094

### \$2,200,000

4 Bedroom, 5.00 Bathroom, 3,180 sqft Residential on 0.12 Acres

Richmond, Calgary, Alberta

Sophisticated Luxury Living in Richmond

Welcome to this exceptional single-family residence located in the highly sought-after community of Richmond. Thoughtfully designed with exquisite details and a functional layout, this home offers the perfect balance of modern elegance and everyday comfort.

The main floor sets the tone with a grand open-to-below foyer that creates a striking first impression. A sleek glass-walled office provides the ideal space for working from home. The open-concept living area is perfect for entertaining, featuring a spacious living room, a gourmet kitchen with premium built-in JennAir appliances, a stylish dining area, a well-organized mudroom, and a convenient powder room.

Upstairs, the luxurious primary suite is a true retreat, complete with a private coffee bar, a spa-inspired ensuite with a steam shower, and an expansive walk-in closet with a built-in makeup desk. A bonus room adds flexibility for family living, while two additional bedroomsâ€"each with their own ensuiteâ€"provide comfort and privacy for everyone. A well-appointed laundry room completes the upper level.

The fully finished basement expands the living space with an open recreation area, a







dedicated games zone with a wet bar, a private gym, a spacious bedroom, and a full bathroomâ€"perfect for guests and entertaining.

Ideally situated in one of Calgary's most desirable inner-city neighborhoods, this remarkable home combines luxury finishes with unparalleled convenience, just minutes from parks, schools, shopping, and downtown.

### Built in 2025

# **Essential Information**

MLS® # A2262094 Price \$2,200,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 3,180
Acres 0.12
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 2224 25 Street Sw

Subdivision Richmond
City Calgary
County Calgary
Province Alberta
Postal Code T3E 1X4

Amenities

Parking Spaces 3

Parking Triple Garage Detached

# of Garages 3

### Interior

Interior Features Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Closet

Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Bookcases, French Door, Low Flow Plumbing Fixtures, Natural Woodwork, Track Lighting, Tray

Ceiling(s)

Appliances See Remarks

Heating ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas, In Floor

Roughed-In

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

### **Exterior**

Exterior Features BBQ gas line, Lighting, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Interior Lot, Landscaped, Private, Street Lighting

Roof Asphalt Shingle, Metal

Construction Stone, Stucco, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 3rd, 2025

Days on Market 28

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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