

\$1,175,000 - 2017 25 Avenue Sw, Calgary

MLS® #A2243965

\$1,175,000

4 Bedroom, 4.00 Bathroom, 2,001 sqft

Residential on 0.08 Acres

Richmond, Calgary, Alberta

Looking for the vibrant lifestyle of Marda Loop without the traffic and congestion? Perfectly positioned, this beautiful 4-bedroom, 3.5-bath infill is perfectly situated on a quiet CORNER LOT in Richmond, next to a park, offering direct, low-traffic access and WALKABILITY to Marda Loop, 17th Avenue, downtown, and local schools. Skip the daily gridlock and enjoy the convenience of getting where you need to go in minutes. This location delivers everything that makes inner-city living exceptional. Inside, the home is a showcase of THOUGHTFUL DESIGN and QUALITY FINISHES. From 10'™ FLAT CEILINGS and 8'™ SOLID CORE DOORS to WHITE OAK ENGINEERED HARDWOOD and a chef's kitchen featuring built-in appliances, a 6 BURNER GAS STOVE TOP & integrated hood fan extending into a unique BUTLER'S PANTRY for premium storage. The wide, open-riser staircase takes you to the inviting second floor, flooded with natural light, hardwood floors and a SPA-INSPIRED primary suite, two additional bedrooms, laundry, and family bath. The fully finished basement adds even more space with a 4th bedroom, full bath, large rec room, and WET BAR. Extras like DUAL ZONED high efficiency furnaces, HRV system for enhanced ventilation, roughed-in in-floor heating, CENTRAL AC, and a \$12K+ Control4 Home Automation system elevate this home even further. The sunny south-facing backyard is roomy & includes a ground-level patio and pergola with solar lights, speakers & even



space for a trampoline - ideal for relaxing with the family or entertaining. The oversized garage features Wi-Fi-enabled LiftMaster controls and additional 20-amp plugs. Discover convenience, community and a better inner-city lifestyle today!

Built in 2022

Essential Information

MLS® #	A2243965
Price	\$1,175,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2017 25 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1A6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No
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	Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor Roughed-In, Forced Air, High Efficiency, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions
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