

# \$1,088,000 - 2811 25a Street Sw, Calgary

MLS® #A2269973

**\$1,088,000**

4 Bedroom, 4.00 Bathroom, 2,064 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

SYLISH | SOPHISTICATED | TIMELESS  
DESIGN | MODERN LUXURIOUS FINISH |  
FULLY UPGRADED | INCREDIBLE CURB  
APPEAL IN KILLARNEY | WEST FACING  
YARD | MATURE LANDSCAPING |  
DEVELOPED STREET | 4 BED + 3.5 BATH  
| OVER 3050 SQFT OF LIVING SPACE |

Welcome Home! to this stunning modern farmhouse infill that masterfully blends sophistication, comfort, and contemporary style. Upon entry, you're greeted by 10 ft ceilings & an elegant front formal dining room w/ custom feature wall, hardwood flooring that flows seamlessly throughout the main floor. The gourmet kitchen centers around a sprawling island, perfect for entertaining, and opens to a bright living area featuring a sleek contemporary fireplace with custom built-ins. Large sliding patio doors extend the living space outdoors to a full-width deck and a beautifully landscaped, west-facing backyard. Upstairs, 9-foot ceilings and warm hardwood floors create an inviting atmosphere. The exquisite primary suite serves as a true retreat, complete with heated floors, a luxurious steam shower, dual walk-in closets, and a private flex area ideal for a coffee bar or vanity. Two spacious secondary bedrooms, a full bath, and a convenient upper laundry room complete the second level, combining style with everyday practicality. The fully developed basement adds yet another level of comfort and versatility, featuring a large media room with built-in cabinetry, a wet bar, a 4th bedroom



with a full bathroom, and a roughed-in hydronic heating system for future comfort. Ideally located just minutes from downtown, top schools, and boutique shopping, this home offers refined urban living with every modern amenity.

Built in 2020

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2269973               |
| Price          | \$1,088,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,064                  |
| Acres          | 0.07                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2811 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, Beamed Ceilings, Built-in Features, Central Vacuum, Double |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Wet Bar                                                       |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Window Coverings, ENERGY STAR Qualified Dishwasher |
| Heating         | Forced Air, Natural Gas                                                                                                                                                 |
| Cooling         | Central Air                                                                                                                                                             |
| Fireplace       | Yes                                                                                                                                                                     |
| # of Fireplaces | 1                                                                                                                                                                       |
| Fireplaces      | Gas                                                                                                                                                                     |
| Has Basement    | Yes                                                                                                                                                                     |
| Basement        | Full                                                                                                                                                                    |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 2                   |
| Zoning         | DC                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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