

# \$749,900 - 2009 25 Street Sw, Calgary

MLS® #A2210252

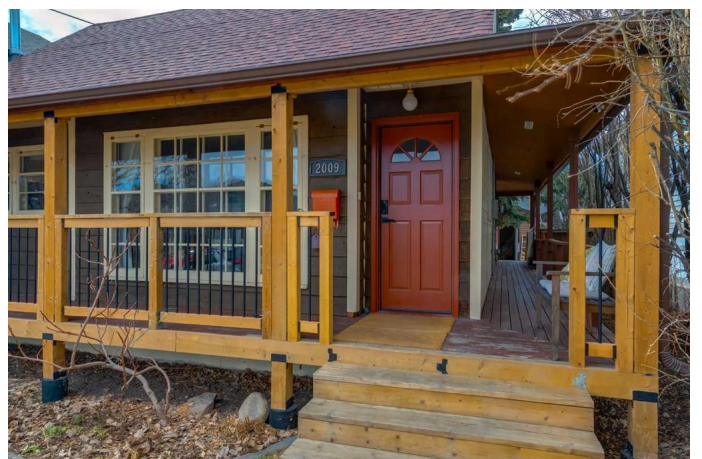
**\$749,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.12 Acres

Richmond, Calgary, Alberta

Welcome to a rare inner-city retreat that perfectly blends charm, comfort, and location. This 1,216 sq ft 1 1/2 storey home in Richmond/Killarney offers 3 bedrooms and 2 full baths, with a layout designed for both relaxed living and easy entertaining. From the moment you arrive, the wrap-around covered veranda welcomes you in, setting the tone for the warm, "cottage-in-the-city" feel that defines this beautifully maintained home.

Inside, the bright and open living area features a cozy gas fireplace insert, while the upper level is home to a unique vaulted-ceiling primary loft that feels like a private hideaway. A second bedroom is on the main level and the third bedroom is located in the fully developed basement, making it ideal for families, guests, or even a home office setup. The kitchen and bathroom extensions offer extra space and functionality, complemented by a GE gas stove and well-maintained appliances. The main and upper levels were freshly painted in 2019, and triple-pane windows were added in the main floor bedroom to enhance energy efficiency. This home is packed with thoughtful upgrades: spray foam attic insulation, copper electrical wiring (2019), 100-amp service, a new roof (2010), a new 40-gallon hot water tank (2025), an LG washer, and an Ecobee smart thermostat. The furnace was replaced in 2015, and a humidifier was added in 2023 to improve indoor air quality. The basement stairs and developed basement were completed in 2012,



adding even more functional space.

Step outside to an expansive, west facing private backyard – a rare find this close to downtown – featuring lush landscaping, BBQ gas line, a resurfaced and freshly painted back deck (Sept 2024), a brick fire pit pad, and a charming gazebo perfect for hosting and summer nights under the stars. The oversized two-car garage, accessible via a paved back alley, provides plenty of storage. Up front, the upgraded deck railing and structural supports ensure this home is as solid as it is beautiful. Located on a quiet, tree-lined street filled with single-family homes, this property boasts excellent street parking, just 2 minutes from both Crowchild and Bow Trail for quick commutes in any direction by car or Shaganappi Point LRT station. You're two blocks from a large off-leash dog park, walking distance to Alexander Ferguson Elementary, and connected with both Telus Fibre Optic and Shaw high-speed internet already pulled into the home.

This is a home that's been lovingly cared for over the years – a true inner-city gem that's ready for its next chapter. Just unpack and enjoy!

Built in 1947

### Essential Information

MLS® #	A2210252
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.12
Year Built	1947
Type	Residential

Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	2009 25 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1X1

### **Amenities**

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

### **Interior**

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Barbecue, Fire Pit
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Treed, Gazebo
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 4

Zoning R-CG

## Listing Details

Listing Office eXp Realty

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