



# 1712 25 Street Calgary Alberta

\$1,499,000

Welcome to this masterfully renovated 1912 gem nestled in the heart of Shaganappi. This historic residence boasts a storied past where a sense of timelessness will envelop you, combined with modern elegance, having undergone three extensive renovations to achieve its current state of perfection. Step inside to discover stunning original hardwood floors that lead you through an impeccably designed space. The chef's kitchen is a focal point, a place where culinary dreams can unfold, featuring quartz countertops, a built-in pantry, a movable island, and newer stainless-steel appliances, as well as newer kitchen windows that flood the area with natural light. Upstairs, four spacious bedrooms await, including a primary bedroom boasting shiplap wall accents, a cathedral ceiling and a walk-in California Closet with shutter barn doors. The other bedrooms offer plenty of closet space and are serviced by a full and luxurious 4-piece bath that will dazzle with a vintage claw tub, subway tile and heated marble floors. The fully renovated basement offers additional versatility with an office and a spacious rec room, along with a bathroom featuring a steam shower and marble accents. Practicality meets efficiency with a high-efficiency water heater and furnace installed just 5 years ago, as well as functional features such as California shutters on all windows, Vacuflo and a Kinetico water filtration/softener. The basement also houses laundry facilities and ample storage. Outside, an extended veranda welcomes you at the front, enhanced by a retaining wall and stone accents, while the enchanting backyard features 2 large decks, flagstone pathways, and a beautifully landscaped gardens watered by extensive irrigation system and drip lines, the perfect space for intimate dinners or summer soirees during the golden hour, just before the color starts to paint the sky. Copper gutters ad...

Recreational, Games room 3.11 M x 7.77 M

Laundry room 2.38 M x 4.54 M

Furnace .64 M x 1.62 M

3pc Bathroom 1.98 M x 2.08 M

Kitchen 2.67 M x 5.43 M

Dining room 2.67 M x 2.92 M

2pc Bathroom 1.97 M x 2.10 M

Primary Bedroom 2.62 M x 5.11 M

Bedroom 3.47 M x 2.62 M

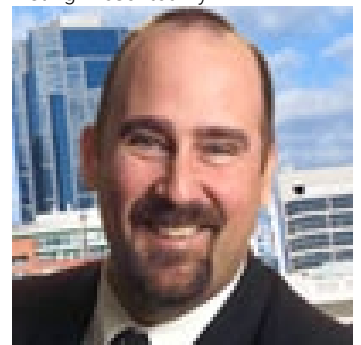
Bedroom 3.47 M x 3.27 M

Bedroom 2.82 M x 3.11 M

4pc Bathroom 2.82 M x 1.81 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Living room 3.50 M x 8.36 M