



# 1922 25A Street Calgary Alberta

\$684,900

RARE OVERSIZED SUN FILLED / PET FRIENDLY YARD WITH DIRECT ACCESS TO GARAGE. OPEN HOUSE SATURDAY OCT 5 FROM 230-430PM. This stunning 3-bedroom, 3.5-bathroom home in central Killarney offers a blend of thoughtful design, high-end finishes, and modern comfort, all in immaculate condition. As you step inside, you're greeted by a welcoming entryway complete with a Phantom Screen on the front door, allowing for fresh air without the hassle of bugs. The open-concept main floor features a spacious living room with a cozy corner gas fireplace, perfect for relaxing or entertaining. The kitchen is a chef's dream, boasting quartz countertops, a gas stove, under-cabinet lighting, and plenty of cabinet space. Upstairs, you'll find two generous bedrooms, each with its own ensuite and walk-in closet. The primary ensuite feels like a spa, offering dual sinks, a luxurious oversized walk-in tiled shower, and heated flooring for that extra touch of comfort. The upstairs laundry adds convenience, and the secondary ensuite on this level is brightened by a skylight, filling the space with natural light. Downstairs, the fully finished basement provides even more living space, featuring an open rec room that's ideal for movie nights, a third bedroom for guests or family members, and a 4-piece bathroom. Step outside to your private backyard, where you'll find a peaceful space with patio blocks and a grassy area—perfect for outdoor dining or relaxing in the sun. The yard offers direct access to the detached garage, which not only provides secure parking but also extra storage for all your seasonal items. An additional perk of this home includes central air conditioning for those hot summer days. This property truly offers it all, with the convenience of modern living in a comfortable and inviting space you'll love to call home. (id:6769)

Bedroom 11.17 Ft x 11.83 Ft

Recreational, Games room 19.17 Ft x 13.33 Ft

4pc Bathroom 4.92 Ft x 9.33 Ft

Furnace 6.50 Ft x 9.42 Ft

Kitchen 11.67 Ft x 13.58 Ft

Dining room 16.50 Ft x 9.33 Ft

Living room 14.25 Ft x 14.33 Ft

2pc Bathroom 5.50 Ft x 5.08 Ft

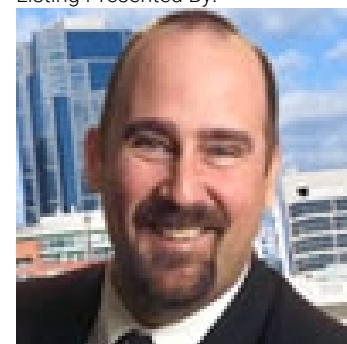
Bedroom 12.83 Ft x 10.83 Ft

Primary Bedroom 14.75 Ft x 16.92 Ft

4pc Bathroom 5.08 Ft x 8.17 Ft

4pc Bathroom 5.08 Ft x 11.50 Ft

Listing Presented By:



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