



## 1922 25A Street Calgary Alberta

\$689,900

Step into this remarkable custom-built townhome featuring a private fenced yard and a detached garage. Boasting 3 spacious bedrooms, each with its own walk-in closet, 2 luxurious en-suites, and a total of 3.5 baths, this home blends functionality with style. The kitchen is a chef's delight, designed with entertaining in mind. Enjoy the quartz countertops, a generous central island with seating, custom full-height cabinetry, upgraded stainless steel appliances—including a gas range—and chic light fixtures. The open-concept layout flows effortlessly into the dining and living areas, highlighted by a cozy gas fireplace. This home is packed with thoughtful upgrades: Grohe faucets, 9-ft ceilings, LED pot lights, a Nest thermostat, multi-room sound system and stunning wide-plank hardwood flooring. The crisp white color palette throughout provides a versatile backdrop for your personal decor. On the upper level, you'll find skylights that flood the space with natural light, generously sized bedrooms, and a convenient laundry area. The fully developed lower level offers even more living space with its 9-ft ceilings, oversized windows, a sprawling rec room, a third bedroom, a 4-piece bath, and ample storage. Situated just steps from shopping, dining, downtown amenities, and transit options, this location is as convenient as it gets. Whether you're hosting friends or enjoying a quiet evening, this home is designed for modern living with a touch of elegance. (id:6769)

Recreational, Games room 13.92 Ft x 18.17 Ft

Bedroom 10.67 Ft x 12.17 Ft

4pc Bathroom 4.83 Ft x 8.33 Ft

Furnace 11.58 Ft x 5.75 Ft

Living room 13.83 Ft x 15.67 Ft

Dining room 9.08 Ft x 15.25 Ft

Kitchen 10.33 Ft x 14.00 Ft

2pc Bathroom 4.33 Ft x 4.58 Ft

Primary Bedroom 13.08 Ft x 13.75 Ft

Bedroom 10.08 Ft x 13.75 Ft

4pc Bathroom 12.75 Ft x 5.00 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)