



2809 25A Street Calgary Alberta

\$1,125,000

Set within sought-after KILLARNEY, this modern semi-detached home delivers light-filled interiors, a thoughtful layout, and elevated finishes that create a space that feels calm, intentional, and easy to live in. With parks, schools, and local favourites just minutes away, this is a home that supports both busy schedules and slower moments. The front entry immediately sets the tone. A welcoming foyer features CUSTOM BUILT-IN STORAGE with a bench and hooks, keeping bags, shoes, and coats neatly tucked away. Just off the entry is a stylish main floor POWDER ROOM, with quartz skirt, custom framed mirror perfectly placed for guests and day-to-day convenience without interrupting the flow of the living space. From here, the main floor opens into a clean, open layout. The kitchen sits at the centre of the home and anchors the entire level. A LARGE QUARTZ WATERFALL ISLAND creates a natural gathering point, complemented by integrated appliances, warm wood accents, and sleek cabinetry. The dining area flows easily alongside the kitchen, making it ideal for hosting or everyday meals without breaking connection. Toward the rear of the home, the living room feels comfortable and intentional. A LINEAR FIREPLACE with built-in shelving adds warmth and structure, while a BUILT-IN DESK tucked just off the living space creates an ideal work-from-home setup, homework station, or command centre that stays visually connected without taking over the room. At the back of the main floor, an ENCLOSED MUDROOM offers smart separation and functionality. Lockers and storage keep things organized, while direct access leads out to the backyard FULLY FINISHED GARAGE W/EPOXY FLOORS, making transitions effortless year-round. Upstairs, the primary suite stands out with a VAULTED CEILING and FEATURE WALL that add volume and visual interest, creating a true retreat feel. The ensuite balances style and...

Bedroom 14.00 Ft x 12.00 Ft

Recreational, Games room 19.42 Ft x 16.17 Ft

Exercise room 9.83 Ft x 7.33 Ft

Furnace 7.42 Ft x 6.75 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Living room 17.08 Ft x 14.42 Ft

2pc Bathroom 6.50 Ft x 4.67 Ft

Primary Bedroom 13.00 Ft x 9.92 Ft

Other 8.58 Ft x 5.42 Ft

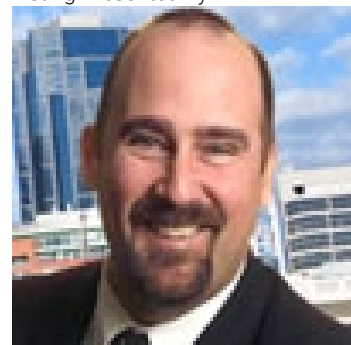
Bedroom 13.25 Ft x 9.92 Ft

Bedroom 13.25 Ft x 11.58 Ft

Den 7.75 Ft x 6.83 Ft

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Listing Presented By:



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Kitchen 18.58 Ft x 8.33 Ft

Dining room 13.00 Ft x 11.17 Ft

Den 9.08 Ft x 5.67 Ft

Other 7.17 Ft x 5.25 Ft

Laundry room 6.08 Ft x 5.83 Ft

4pc Bathroom 7.92 Ft x 7.75 Ft

5pc Bathroom 15.08 Ft x 9.25 Ft