



# 2844 25A Street Calgary Alberta

\$699,000

This Trouville modern LEED Silver Certified townhome with grid-tied solar panels is sure to impress. This corner three level unit showcases 3+1 bedrooms and 3.5 baths. An 18 foot vaulted ceiling in the living room encases the main floor with an abundance of natural light. The kitchen showcases full height, soft close cabinets, a large island, SS appliances, and gas range. The main floor is completed with a dining area facing the shared yard and a 2 piece bathroom. The second floor includes 2 large bedrooms, a laundry with standard size washer & dryer, and a 4 piece bathroom. The third floor showcases 11' vaulted ceiling and the Primary bedroom. The third floor boasts two private balconies with views, and a 4 piece ensuite bathroom, and custom built in closets and drawers. The fully finished basement offers a 3 piece bathroom, and flexibility with both a 4th bedroom and common space. Custom features include unique under-stair storage, and barn door. The energy savings with solar panels, triple pane windows throughout, high- efficiency furnace, hot water tank, and low flush toilets, all contributing to the LEED Silver Certification. This unit includes an air-conditioning unit, private front yard, natural gas hookup for your BBQ, a 4x8 planter box for gardening. (id:6769)

Laundry room 3.25 Ft x 3.08 Ft

Bedroom 12.58 Ft x 9.42 Ft

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4pc Bathroom 10.58 Ft x 6.92 Ft

Primary Bedroom 11.17 Ft x 9.92 Ft

4pc Bathroom 12.42 Ft x 7.58 Ft

3pc Bathroom 7.25 Ft x 5.42 Ft

Other 14.67 Ft x 10.92 Ft

Kitchen 14.92 Ft x 8.17 Ft

Dining room 11.08 Ft x 7.58 Ft

Living room 12.33 Ft x 9.75 Ft

2pc Bathroom 8.50 Ft x 3.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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