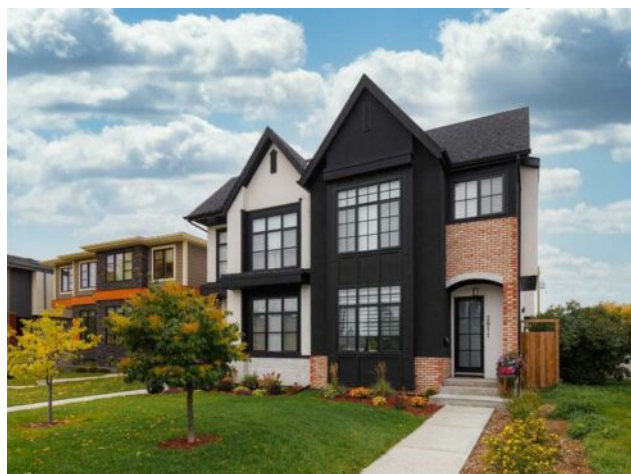


2811 25A Street SW
Calgary, Alberta
MLS # A2269973

\$1,088,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,064 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Wet Bar

Inclusions: N/A

****OPEN HOUSE - SATURDAY NOVEMBER 22, 2025 - 1 - 3PM**** SYLISH | SOPHISTICATED | TIMELESS DESIGN | MODERN LUXURIOUS FINISH | FULLY UPGRADED | INCREDIBLE CURB APPEAL IN KILLARNEY | WEST FACING YARD | MATURE LANDSCAPING | DEVELOPED STREET | 4 BED + 3.5 BATH | OVER 3050 SQFT OF LIVING SPACE | Welcome Home… to this stunning modern farmhouse infill that masterfully blends sophistication, comfort, and contemporary style. Upon entry, you’re greeted by 10 ft ceilings & an elegant front formal dining room w/ custom feature wall, hardwood flooring that flows seamlessly throughout the main floor. The gourmet kitchen centers around a sprawling island, perfect for entertaining, and opens to a bright living area featuring a sleek contemporary fireplace with custom built-ins. Large sliding patio doors extend the living space outdoors to a full-width deck and a beautifully landscaped, west-facing backyard. Upstairs, 9-foot ceilings and warm hardwood floors create an inviting atmosphere. The exquisite primary suite serves as a true retreat, complete with heated floors, a luxurious steam shower, dual walk-in closets, and a private flex area ideal for a coffee bar or vanity. Two spacious secondary bedrooms, a full bath, and a convenient upper laundry room complete the second level, combining style with everyday practicality. The fully developed basement adds yet another level of comfort and versatility, featuring a large media room with built-in cabinetry, a wet bar, a 4th bedroom with a full bathroom, and a roughed-in hydronic heating system for future comfort. Ideally located just minutes from downtown, top schools, and boutique shopping, this home offers refined urban living with every modern amenity.