



1712 25 Street SW  
Calgary, Alberta

MLS # A2296477



**\$1,249,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,548 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Underground Sp		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, French Door, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Garage door opener with 2 remote controls

Welcome home! Timeless character meets thoughtful modern updates in this beautifully maintained home in the heart of Shaganappi. Situated on a heritage-designated street, this residence offers over 2,200 sq ft of living space and a layout designed for both everyday living and effortless entertaining. The main floor welcomes you with a warm and inviting living room featuring crown molding, recessed lighting, a gas fireplace with a mantle, and original wood flooring that continues throughout the main and upper levels. Custom California wood shutters on the windows and French door add both style and function, while the dining room creates an elegant setting for gatherings with direct access to the private backyard. The kitchen is both functional and refined, complete with quartz countertops, a metal farmhouse sink, stainless steel appliances, a wine rack, pantry, extensive cabinetry, and built-in shelving. A charming breakfast nook provides the perfect spot for casual mornings, while a bright powder room with a window adds convenience to the level. Custom wallpaper throughout the central hall and entire home adds a unique and tasteful design element. Upstairs, you will find four bedrooms, including a standout primary retreat with vaulted ceilings, a ceiling fan, and a custom designed step-in California Closet with track lighting and barn-style doors. A second bedroom, which is currently being used as an office space, also features a thoughtfully designed California Closet system, while the remaining bedrooms are bright and well-proportioned. The upper bathroom is a true highlight, featuring heated marble floors and a beautiful clawfoot soaking tub that adds a touch of vintage elegance. The fully developed basement expands your living space with coffered ceilings, a large recreation room, family room, and a well-appointed laundry area with ample storage, along

with an additional 3-piece bathroom, ideal for guests or family living. Step outside to your private, east-facing backyard oasis, where mature landscaping, custom exterior stonework, stone pathways, and garden beds with drip lines create a peaceful setting. An irrigation system in both the front and back yard ensures easy maintenance, while custom copper gutters and downspouts adds beauty and durability. The detached double garage is complemented by a paved back lane, offering clean and convenient access. Additional features include a Vacu-Flow central vacuum system and a Kinetico water softener and purification system for enhanced comfort. Located just a 2 minute walk to Shaganappi Park and only 4 minutes to a nearby elementary school, this home also offers quick access to Crowchild Trail, making commuting a breeze. Enjoy tree-lined streets, nearby golf, a vibrant inner-city atmosphere, and quick access to downtown. With parks, playgrounds, walking paths, and transit all close by, this is an exceptional opportunity to own in one of Calgary's most sought-after communities. Book your private showing today!