



**2623 25A Street SW**  
**Calgary, Alberta**

**MLS # A2299241**



**\$800,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,892 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Gazebo, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Pantry, Wood Windows		

**Inclusions:** Garage door opener, gazebo

OPEN HOUSE SATURDAY 12-3PM...Welcome to 2623 25A Street SW. A beautifully maintained 2 storey home offering 1,892 sq ft of stylish and functional living space in a sought after location. Step inside to a bright open concept main floor featuring rich hardwood floors, a stunning 3 sided fireplace, and a layout perfect for both everyday living and entertaining. The spacious kitchen is a true highlight, complete with granite countertops, a gas stove, new dishwasher, and plenty of cabinetry and prep space. Upstairs, you'll find an exceptional layout with three generous bedrooms, each boasting its own 5-piece ensuite—ideal for families or guests. The convenient Jack & Jill design offers both privacy and functionality. The undeveloped basement provides incredible potential, already prepped with a floor ready for in-floor heating, perfect for customizing to your needs. Enjoy the sunny west facing backyard, complete with a deck and gazebo, an ideal setting for relaxing evenings and summer gatherings. A detached double garage adds convenience and extra storage. Additional upgrades include a new furnace, 1 year old air conditioner, and a 3 year old hot water tank, offering peace of mind for years to come. This home combines comfort, quality, and future potential, don't miss your opportunity to make it yours!